



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	GREYMORR FL LLC 5002 DODGE ST, 203 OMAHA NEBRASKA 68132	Apply Date	04/17/2026
		TDA Number	202600252
Owner	FRITZ JAIR D & NASCIMENTO MARIA L 10646 BARN RD WELLINGTON FLORIDA 33449-6724	Certificate *	1175
		Issue Date	05/31/2024
Property Description	12-45-41, S 210 FT OF E 100 FTOF W 555 FT OF SW 1/4 OF NE 1/4 OF SW 1/4	Parcel ID	00-41-45-12-00-000-7370
		Alternate Parcel ID	101723068

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)
1175 *	05/31/2024	\$2,345 28	\$117 26		\$2,462 54
* Applying Certificate				Part 2 Total	\$2,462.54

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)
1102	05/31/2025	\$2,499 66	\$124 98	\$6 25	\$2,630 89
				Part 3 Total	\$2,630 89

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)	\$5,093 43
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$2,380 06
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)	\$476 05
8 Total of lines 1 through 7	Part 4 Total \$8,410 14

RECEIVED
AUG 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

08/05/2026

Date

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

V.L.
LC



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	GREYMORR FL LLC 5002 DODGE ST, 203 OMAHA NEBRASKA 68132	Apply Date	04/17/2026
		TDA Number	202600252
Owner	FRITZ JAIR D & NASCIMENTO MARIA L 10646 BARN RD WELLINGTON FLORIDA 33449-6724	Certificate *	1175
		Issue Date	05/31/2024
Property Description	12-45-41, S 210 FT OF E 100 FTOF W 555 FT OF SW 1/4 OF NE 1/4 OF SW 1/4	Parcel ID	00-41-45-12-00-000-7370
		Alternate Parcel ID	101723068

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)
1175 *	05/31/2024	\$2,345.28	\$117.26		\$2,462.54
				Part 2: Total	\$2,462.54

* 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)
1102	05/31/2025	\$2,499.66	\$124.98	\$6.25	\$2,630.89
				Part 3: Total	\$2,630.89

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)	\$5,093.43
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$2,380.06
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)	\$476.05
8. Total of lines 1 through 7	Part 4: Total \$8,410.14

21 AUG 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

08/05/2026

Date

Y.L.

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: 00-41-45-12-00-000-7370

I, **GREYMORR FL LLC, 5002 DODGE ST, 203 OMAHA, NEBRASKA, 68132**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
1175 *	05/31/2024	12-45-41, S 210 FT OF E 100 FTOF W 555 FT OF SW 1/4 OF NE 1/4 OF SW 1/4

* = 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.

GreymorrFL (Ryan Halpin)
Applicant's Signature

04/17/2026
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:00-41-45-12-00-000-7370
CERTIFICATE:1175
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$137,801.00

LAST ASSESSED PARTY ON TAX ROLL:

FRITZ JAIR D & NASCIMENTO MARIA L

10646 BARN RD
WELLINGTON, FLORIDA 33449-6724 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

GREYMORR FL LLC
5002 DODGE ST, 203
OMAHA, NE 68132

265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 1175-2024

PCN: 00-41-45-12-00-000-7370

Effective Date and Time: July 29, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

JAIR D. FRITZ, a single man, and MARIA LUIZA INACIO DO NASCIMENTO, a single woman, tenants in common, by virtue of Warranty Deed recorded on 12/02/2022 in Official Records Book 33991, Page 669

Address as shown in vesting document:

10646 Barn Road
Lake Worth, FL 33449

3. Legal description as described in vesting instrument:

THE EAST 100 FEET OF THE WEST 555 FEET OF THE NORTH 135 FEET OF THE SOUTH 210 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 45, RANGE 41, PALM BEACH COUNTY, FLORIDA.

NOTE: Multi-Parcel Deed. Specific to section above.



265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 1175-2024

PCN: 00-41-45-12-00-000-7370

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

- Mortgage in favor of Mortgage Electronic Registration Systems, Inc. (MERS) as nominee of CrossCountry Mortgage, LLC recorded 12/2/2022 in Official Records Book 33991, Page 672;

Mortgage Electronic Registration Systems, Inc.
P.O. Box 2026
Flint, MI 48501-2026

Mortgage Electronic Registration Systems, Inc.
1901 E. Voorhees St., Suite C
Danville, IL 61834

Mortgage Electronic Registration Systems, Inc.
5660 New Northside Drive, 3rd Floor
Atlanta, GA 30328

(SunBiz)

CrossCountry Mortgage, LLC
2160 Superior Avenue
Cleveland, OH 44114

(SunBiz - same address)

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:

NONE

NOTE: Tax Assessment Roll Information:

PCN: 00-41-45-12-00-000-7370

Legal Description: 12-45-41, S 210 FT OF E 100 FTOF W 555 FT OF SW 1/4 OF NE
1/4 OF SW 1/4

Name Last Assessed: FRITZ JAIR D &
NASCIMENTO MARIA L

Address: 10646 BARN RD
WELLINGTON FL 33449 6724



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 1175-2024

PCN: 00-41-45-12-00-000-7370

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: July 31, 2026
GDC Group, LLC

Melanie Garcia

Property Detail

Location Address :
Municipality : UNINCORPORATED
Parcel Control Number : 00-41-45-12-00-000-7370
Subdivision :
Official Records Book/Page : 33991 / 669
Sale Date : 11/09/2022
Legal Description : 12-45-41, S 210 FT OF E 100 FTOF W 555 FT OF SW 1/4 OF NE 1/4 OF SW 1/4

Owner Information**Owner(s)**

FRITZ JAIR D &
 NASCIMENTO MARIA L

Mailing Address

10646 BARN RD
 WELLINGTON FL 33449 6724

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
11/09/2022	\$650,000	33991 / 00669	WARRANTY DEED	FRITZ JAIR D &
03/15/2013	\$169,000	25918 / 01372	WARRANTY DEED	TERRY WILLIAM T &
07/23/1999	\$100	11307 / 01436	WARRANTY DEED	CLOYD DOUGLAS
08/01/1990	\$95,000	06549 / 00673	WARRANTY DEED	
05/01/1986	\$68,000	04891 / 00751	WARRANTY DEED	
01/01/1980	\$4,000	03316 / 00783	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 0

***Total Square Feet :** 0

Acres : .48

Property Use Code : 0000—VACANT

Zoning : AR—AGRICULTURAL RESIDENTIAL (00-UNINCORPORATED)

Building Details**Structural Details**

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description square Footage

No data found

No Image Found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	VACANT RESIDENTIAL	AR	0.48

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$137,801	\$137,801	\$128,409	\$50,160	\$41,480
Total Market Value	\$137,801	\$137,801	\$128,409	\$50,160	\$41,480

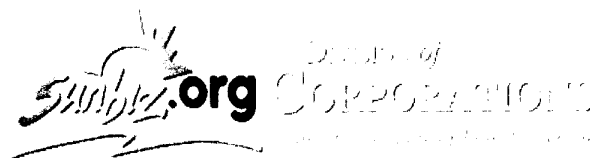
Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$137,801	\$137,801	\$128,409	\$36,831	\$33,483
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$137,801	\$137,801	\$128,409	\$36,831	\$33,483

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,241	\$2,243	\$2,108	\$707	\$637
NON AD VALOREM	\$49	\$49	\$50	\$50	\$50
TOTAL TAX	\$2,290	\$2,291	\$2,158	\$757	\$686

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

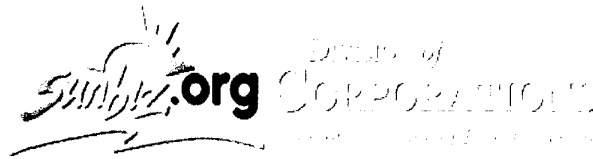
Authorized Person(s) Detail

Name & Address

Title President

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

Title Manager



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

Detail by Entity Name

Foreign Profit Corporation

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

Filing Information

Document Number F21000005638

FEI/EIN Number 54-1927784

Date Filed 10/01/2021

State DE

Status ACTIVE

Principal Address

5660 New Northside Drive
3rd Floor
Atlanta, GA 30328

Changed: 02/24/2026

Mailing Address

5660 New Northside Drive
3rd Floor
Atlanta, GA 30328

Changed: 02/24/2026

★ Registered Agent Name & Address

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

Officer/Director Detail

Name & Address

Title CEO

McEntee, Chris
5660 New Northside Drive
3rd Floor
Atlanta, GA 30328

Title Treasurer