



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	202600253
Owner	15445 US 441 LLC 17686 CIRCLE POND CT BOCA RATON FLORIDA 33496-1002	Certificate *	2832
		Issue Date	05/31/2024
Property Description	PALM BEACH FARMS CO PL 3 N 378 FT OF E 582 FT OF TR 28 (LESS ELY 166.14 FT SR 7 R/W) BLK 67	Parcel ID	00-42-43-27-05-067-0281
		Alternate Parcel ID	101761633

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)
2832 *	05/31/2024	\$33,100.63	\$1,655.03		\$34,755.66
				Part 2: Total	\$34,755.66

* 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)
				Part 3: Total	\$0.00

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)	\$34,755.66
2. Delinquent taxes paid by the applicant	\$36,240.16
3. Current taxes paid by the applicant	\$495.00
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)	\$4,317.09
8. Total of lines 1 through 7	Part 4: Total \$76,268.51

RECORDED
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.

Y.L.
TR



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Page 1 of 2

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Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

08/05/2026

Date

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Y.L.

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: 00-42-43-27-05-067-0281

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
2832 *	05/31/2024	PALM BEACH FARMS CO PL 3 N 378 FT OF E 582 FT OF TR 28 (LESS ELY 166.14 FT SR 7 R/W) BLK 67

* = 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:00-42-43-27-05-067-0281
CERTIFICATE:2832
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$16,335.00

LAST ASSESSED PARTY ON TAX ROLL:

15445 US 441 LLC

17686 CIRCLE POND CT
BOCA RATON, FLORIDA 33496-1002 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

15445 US 441 LLC
2130 POINT BLVD., SUITE 100
ELGIN, IL 60123



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 2832-2024

PCN: 00-42-43-27-05-067-0281

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:

15445 US 441 LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded on 03/28/2022 in Official Records Book 33419, Page 820

Address as shown in vesting document:

17686 Circle Pond Court

Boca Raton, FL 33496

3. Legal description as described in vesting instrument:

The East 582 feet of the North 378 feet of Tract 28, Block 67, PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof, recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida, less and not including the right-of-way for State Road 7, as set forth and more particularly described in Special Warranty Deed recorded in Official Records Book 12959, Page 1655, of the Public Records of Palm Beach County, Florida .



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

PROPERTY INFORMATION REPORT

Certificate No. 2832-2024

PCN: 00-42-43-27-05-067-0281

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

- Mortgage in favor of Compass Funding Solutions LLC recorded 3/19/2024 in Official Records Book 34895, Page 230

Compass Funding Solutions, LLC
(No Address Provided)

Compass Funding Solutions, LLC (SunBiz)
115 55th Street
Clarendon Hills, IL 60514

Mailing Address
115 55th Street, Ste. 200
Attn: Legal Dept.
Clarendon Hills, IL 60514

Compass Funding Solutions, LLC
c/o Michael D. Gentzle, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

- Mortgage in favor of Byline Bank recorded 3/31/2022 in Official Records Book 33430, Page 1847; assignment in favor of Compass Financial Holding Group, LLC recorded 12/20/2024 in Official Records Book 35452, Page 1104
- Assignment of Rents in favor of Byline Bank recorded 3/31/2022 in Official Records Book 33430, Page 1856

Byline Bank (No SunBiz Found)
180 N. LaSalle St.
Chicago, IL 60601

Byline Bank
c/o Post Closing Department
1800 S. Halsted Street, 2nd Floor
Chicago, IL 60608

Compass Financial Holding Group, LLC
115 55th Street, 4th Floor
Clarendon Hills, Illinois 60514

Compass Financial Holding Group, LLC (SunBiz)
115 55th Street, Ste. 200
Clarendon Hills, IL 60514



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

PROPERTY INFORMATION REPORT

Certificate No. 2832-2024

PCN: 00-42-43-27-05-067-0281

NOTICE SCHEDULE

Compass Financial Holding Group, LLC
Attn: Legal Dept.
115 55th Street, 4th Floor
Clarendon Hills, Illinois 60514

- Mortgage in favor of Byline Bank recorded 3/28/2022 in Official Records Book 33419, Page 822; assignment in favor of Compass Financial Holding Group, LLC recorded 12/20/2024 in Official Records Book 35452, Page 1107
- Assignment of Rents in favor of Byline Bank recorded 3/28/2022 in Official Records Book 33419, Page 831

Byline Bank
180 N. LaSalle St.
Chicago, IL 60601

(No SunBiz Found)

Byline Bank
c/o Post Closing Department
1800 S. Halsted Street, 2nd Floor
Chicago, IL 60608

Compass Financial Holding Group, LLC
115 55th Street, 4th Floor
Clarendon Hills, Illinois 60514

Compass Financial Holding Group, LLC
115 55th Street, Ste. 200
Clarendon Hills, IL 60514

(SunBiz)

Compass Financial Holding Group, LLC
Attn: Legal Dept.
115 55th Street, 4th Floor
Clarendon Hills, Illinois 60514

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

4. Liens/Judgments/Other matters that may affect title:

NONE



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

PROPERTY INFORMATION REPORT

Certificate No. 2832-2024

PCN: 00-42-43-27-05-067-0281

NOTICE SCHEDULE

5. Also notify:

15445 US 441 LLC
2130 Point Blvd., Suite 100
Elgin, IL 60123

(ORB 33430/1847)

NOTE: Tax Assessment Roll Information:

PCN:	00-42-43-27-05-067-0281
Legal Description:	PALM BEACH FARMS CO PL 3 N 378 FT OF E 582 FT OF TR 28 (LESS ELY 166.14 FT SR 7 R/W) BLK 67
Name Last Assessed:	15445 US 441 LLC
Address:	17686 CIRCLE POND CT BOCA RATON FL 33496 1002



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

PROPERTY INFORMATION REPORT

Certificate No. 2832-2024

PCN: 00-42-43-27-05-067-0281

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: July 31, 2026
GDC Group, LLC

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

Melanie Garcia

2832-2024

Property Detail

Location Address : 15445 S STATE ROAD 7
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-43-27-05-067-0281
Subdivision : PALM BEACH FARMS CO PL NO 3
Official Records Book/Page : 33419 / 820
Sale Date : 03/23/2022
Legal Description : PALM BEACH FARMS CO PL 3 N 378 FT OF E 582 FT OF TR 28 (LESS ELY 166.14 FT SR 7 R/W) BLK 67

Owner Information**Owner(s)**

15445 US 441 LLC

Mailing Address

17686 CIRCLE POND CT
 BOCA RATON FL 33496 1002

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/23/2022	\$2,200,000	33419 / 00820	WARRANTY DEED	15445 US 441 LLC
05/15/2020	\$1	31453 / 01936	WARRANTY DEED	BIRCHWOOD GROUP LLC
03/29/2018	\$2,250,000	29747 / 01657	WARRANTY DEED	JERICO GROUP LTD
04/20/2006	\$700,000	20274 / 01301	WARRANTY DEED	SHARK ENTERPRISES LLC
02/18/2000	\$200,000	12959 / 01655	WARRANTY DEED	BARBIERI & SCRENCI
03/22/1999	\$200,000	11017 / 01962	WARRANTY DEED	BDCG INC
10/01/1985	\$250,000	04694 / 01995	WARRANTY DEED	
04/01/1983	\$100	04002 / 01341	WARRANTY DEED	
02/01/1982	\$150,000	03675 / 01683	WARRANTY DEED	
02/01/1981	\$40,000	03478 / 00910	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 0***Total Square Feet :** 0**Acres :** 3.63**Property Use Code :** 6700—AG Classification POUL/BEES/FISH**Zoning :** AGR—AGRICULTURAL RESERVE (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	AGR	3.63

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$1,851,300	\$1,851,300	\$1,851,300	\$633,798	\$363,000
Total Market Value	\$1,851,300	\$1,851,300	\$1,851,300	\$633,798	\$363,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$16,335	\$1,851,300	\$1,851,300	\$399,300	\$363,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$16,335	\$1,851,300	\$1,851,300	\$399,300	\$363,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$266	\$30,133	\$30,398	\$8,252	\$6,305
NON AD VALOREM	\$194	\$194	\$198	\$198	\$198
TOTAL TAX	\$460	\$30,327	\$30,596	\$8,450	\$6,503

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

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Look Up a ZIP Code™

ZIP Code™ by Address

Enter a street address along with city and state OR enter a street address and ZIP Code™.

*indicate a required field

Company

*Street Address

15445 S STATE ROAD 7

Unfortunately, this information wasn't found. Please double-check it and try again.

Apt/Suite/Other

City

delray beach

State

FL - Florida

ZIP Code™

Enter ZIP Code™

Feedback



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Detail by Entity Name

Florida Limited Liability Company

15445 US 441 LLC

Filing Information

Document Number L22000000703

FEI/EIN Number 87-4093117

Date Filed 12/22/2021

Effective Date 12/21/2021

State FL

Status ACTIVE

Principal Address

15445 US 441

DELRAY BEACH, FL 33446

Mailing Address

17686 CIRCLE POND CT

BOCA RATON, FL 33496

Registered Agent Name & Address

SPRINCEANA, GABRIELA

17686 CIRCLE POND CT

BOCA RATON, FL 33496

Name Changed: 04/18/2025

Authorized Person(s) Detail

Name & Address

Title MGR

SPRINCEANA, GABRIELA

17686 CIRCLE POND CT

BOCA RATON, FL 33496

Annual Reports

Report Year	Filed Date
2025	01/08/2025
2025	04/18/2025
2026	05/01/2026



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Detail by Entity Name

Foreign Limited Liability Company
COMPASS FUNDING SOLUTIONS LLC

Filing Information

Document Number M15000004037
FE/EIN Number 26-1861426
Date Filed 05/21/2015
State IL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 08/09/2023

Principal Address

115 55th Street
Clarendon Hills, IL 60514

Changed: 08/09/2023

Mailing Address

115 55TH STREET, STE 200
ATTN: LEGAL DEPT.
CLARENDON HILLS, IL 60514

Changed: 01/05/2026



Registered Agent Name & Address

Registered Agents Inc.
7901 4th St N Ste 300
St. Petersburg, FL 33702

Name Changed: 08/09/2023

Address Changed: 08/09/2023

Authorized Person(s) Detail

Name & Address

Title Manager



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

Detail by Entity Name

Foreign Limited Liability Company

COMPASS FINANCIAL HOLDING GROUP, LLC

Filing Information

Document Number M15000007122
FEI/EIN Number 47-4931726
Date Filed 09/08/2015
State DE
Status ACTIVE
Last Event LC STMT OF RA/RO CHG
Event Date Filed 01/25/2021
Event Effective Date NONE

Principal Address

115 55TH ST
STE 200
CLARENDON HILLS, IL 60514

Changed: 03/06/2026

Mailing Address

115 55TH ST
STE 200
CLARENDON HILLS, IL 60514

Changed: 03/06/2026



Registered Agent Name & Address

COMPASS LEASE, LLC
8514 N STATE RD 33
LAKELAND, FL 33801

Name Changed: 01/25/2021

Address Changed: 01/25/2021

Authorized Person(s) Detail

Name & Address

Title MGR