



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	202600273
Owner	WOLFE POINTE MANAGEMENT LLC 222 STROTHMORE CIR KISSIMMEE FLORIDA 34744-5437	Certificate *	13755
		Issue Date	05/31/2024
Property Description	OAK TERRACE CONDOMINIUM UNIT 5 BLDG F	Parcel ID	18-42-44-27-28-006-0050
		Alternate Parcel ID	102062666

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)
13755 *	05/31/2024	\$3,138 43	\$156 92		\$3,295 35
				Part 2 Total	\$3,295 35

* 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)
14368	05/31/2025	\$3,406 41	\$179 55	\$6 25	\$3,592 21
				Part 3 Total	\$3,592.21

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)	\$6,887 56
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$3,329 61
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)	\$640 67
8 Total of lines 1 through 7	Part 4 Total \$11,318.44

R AUG 11 2026 U

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

08/11/2026

Date

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

Y.L.
LC



CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

RA-513
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Page 1 of 2

Part 1: Tax Deed Application Information

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Property Description	OAK TERRACE CONDOMINIUM UNIT 5 BLDG F	Parcel ID	18-42-44-27-28-006-0050
		Alternate Parcel ID	102062666

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)
13755 *	05/31/2024	\$3,138.43	\$156.92		\$3,295.35
				Part 2: Total	\$3,295.35

* 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)
14368	05/31/2025	\$3,406.41	\$179.55	\$6.25	\$3,592.21
				Part 3: Total	\$3,592.21

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)	\$6,887.56
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$3,329.61
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)	\$640.67
8. Total of lines 1 through 7	Part 4: Total \$11,318.44

AUG 11 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

08/11/2026

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: 18-42-44-27-28-006-0050

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
13755 *	05/31/2024	OAK TERRACE CONDOMINIUM UNIT 5 BLDG F

* = 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:18-42-44-27-28-006-0050
CERTIFICATE:13755
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$128,676.00

LAST ASSESSED PARTY ON TAX ROLL:

WOLFE POINTE MANAGEMENT LLC

222 STROTHMORE CIR
KISSIMMEE, FLORIDA 34744-5437 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

OAK TERRACE CONDOMINIUM ASSOCIATION,
INC.
C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

WOLFE POINTE MANAGEMENT, LLC
1230 N. F ST.
LAKE WORTH, FL 33460



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 13755-2024

PCN: 18-42-44-27-28-006-0050

Effective Date and Time: August 6, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

WOLFE POINTE MANAGEMENT LLC, by virtue of Quit Claim Deed recorded on 02/05/2008 in Official Records Book 22421, Page 1104

Address as shown in vesting document:

222 Strathmore Circle

Kissimmee, FL 34744

3. Legal description as described in vesting instrument:

Legal Description (i.e., lot, block, plat or section, township, range, quarter/quarter of unit, unit)
: Oak Terrace Condominium Unit 5 Bldg F



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 13755-2024

PCN: 18-42-44-27-28-006-0050

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:

Oak Terrace Condominium Association, Inc.
c/o CMC Management
2950 Jog Road
Greenacres, FL 33467

Wolfe Pointe Management, LLC
1230 N. F St.
Lake Worth, FL 33460 UN

(Inactive SunBiz)

NOTE: Tax Assessment Roll Information:

PCN:	18-42-44-27-28-006-0050
Legal Description:	OAK TERRACE CONDOMINIUM UNIT 5 BLDG F
Name Last Assessed:	WOLFE POINTE MANAGEMENT LLC
Address:	222 STROTHMORE CIR KISSIMMEE FL 34744 5437



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

PROPERTY INFORMATION REPORT

Certificate No. 13755-2024

PCN: 18-42-44-27-28-006-0050

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: August 6, 2026
GDC Group, LLC

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

Melanie Garcia

Property Detail

Location Address : 4525 OAK TERRACE DR
Municipality : GREENACRES
Parcel Control Number : 18-42-44-27-28-006-0050
Subdivision : OAK TERRACE CONDOMINIUM
Official Records Book/Page : 22421 / 1104
Sale Date : 01/21/2008
Legal Description : OAK TERRACE CONDOMINIUM UNIT 5 BLDG F

Owner Information**Owner(s)**

WOLFE POINTE MANAGEMENT LLC

Mailing Address

222 STROTHMORE CIR
 KISSIMMEE FL 34744 5437

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/21/2008	\$100	22421 / 01104	QUIT CLAIM	WOLFE POINTE MANAGEMENT LLC
08/16/2004	\$92,000	17447 / 00394	WARRANTY DEED	WOLLISTON TIMOTHY

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 1061**Acres :****Property Use Code :** 0400—CONDOMINIUM**Zoning :** RM-2—RESIDENTIAL MEDIUM DENSITY-2 (18-GREENACRES)**Building Details****Structural Details**

Structural Element for Building 1

Sketch for Building 1

Name	OAK TERRACE CONDO
Area	1061
Year Built	2004
No of Bedroom(s)	2
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	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

No Image Found

Subarea and Square Footage for Building 1

Code Description	square Footage
------------------	----------------

No data found

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$195,000	\$208,000	\$188,000	\$144,450	\$127,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$195,000	\$208,000	\$188,000	\$144,450	\$127,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$128,676	\$116,978	\$106,344	\$96,676	\$87,887
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$128,676	\$116,978	\$106,344	\$96,676	\$87,887

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,878	\$2,811	\$2,576	\$2,214	\$2,054
NON AD VALOREM	\$334	\$319	\$316	\$307	\$298
TOTAL TAX	\$3,212	\$3,130	\$2,891	\$2,521	\$2,352

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

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](https://www.usps.com/zip-code-lookup.htm?byaddress)[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](https://www.usps.com/zip-code-lookup.htm?bycitystate)[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

Look Up a ZIP Code™ [FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

ZIP Code™ by Address

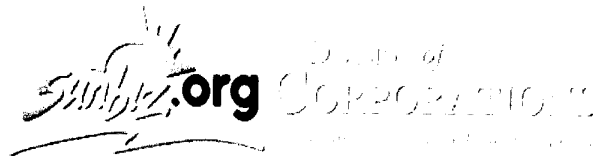
You entered:

4525 OAK TERRACE DR
GREENACERS 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](https://www.usps.com/zip-code-lookup.htm?byaddress))**

4525 OAK TERRACE DR
GREENACRES FL **33463-3719**

[Look Up Another ZIP Code™](https://www.usps.com/zip-code-lookup.htm?byaddress)[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](https://www.usps.com/zip-code-lookup.htm?byaddress)[Feedback](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)



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Detail by Entity Name

Florida Limited Liability Company
WOLFE POINTE MANAGEMENT, LLC

Filing Information

Document Number	L07000119751
FEI/EIN Number	N/A
Date Filed	12/03/2007
Effective Date	11/30/2007
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/25/2009
Event Effective Date	NONE

Principal Address

222 STRATHMORE CIRCLE
KISSIMMEE, FL 34744

Mailing Address

222 STRATHMORE CIRCLE
KISSIMMEE, FL 34744

Registered Agent Name & Address

SADHI, GILLIAN M
222 STRATHMORE CIRCLE
KISSIMMEE, FL 34744

Authorized Person(s) Detail

Name & Address

Title MGR

SADHI, GILLIAN M
222 STRATHMORE
KISSIMMEE, FL 34744

Annual Reports

Report Year	Filed Date
2008	04/30/2008



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Detail by Entity Name

Florida Not For Profit Corporation

OAK TERRACE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N02000009397
FEI/EIN Number 81-0608866
Date Filed 12/06/2002
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 11/03/2023

Principal Address

C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Changed: 03/05/2025

Mailing Address

C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Changed: 03/05/2025

Registered Agent Name & Address

SJW Law Group, PLLC
12300 South Shore Blvd.
Suite 202
Wellington, FL 33414

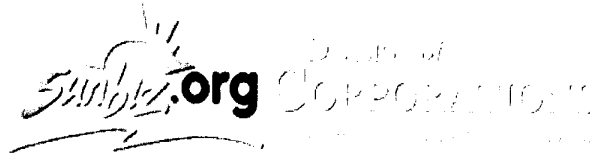
Name Changed: 11/03/2023

Address Changed: 11/03/2023

Officer/Director Detail

Name & Address

Title President



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Detail by Entity Name

Florida Limited Liability Company
WOLFE POINTE MANAGEMENT, LLC

Filing Information

Document Number L24000157673
FEI/EIN Number NONE
Date Filed 04/02/2024
Effective Date 04/02/2024
State FL
Status INACTIVE
Last Event VOLUNTARY DISSOLUTION
Event Date Filed 12/13/2024
Event Effective Date NONE

Principal Address

1230 N F ST
LAKE WORTH, FL 33460 UN

Mailing Address

1230 N F ST
LAKE WORTH, FL 33460 UN

Registered Agent Name & Address

NORTH, STEVEN B
1230 N F ST
LAKE WORTH, FL 33460

Authorized Person(s) Detail

Name & Address

Title MGR

NORTH, STEVEN B
1230 N F ST
LAKE WORTH, FL 33460 UN

Annual Reports

No Annual Reports Filed

12/13/2024 -- VOLUNTARY DISSOLUTION

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