



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	202600277
Owner	LRA FLORIDA 2 LLC 340 S LEMON AVE STE 9680 WALNUT CALIFORNIA 91789-2706	Certificate *	14714
		Issue Date	05/31/2024
Property Description	KELSEY CITY LTS 21 & 22 BLK 41	Parcel ID	36-43-42-20-01-041-0210
		Alternate Parcel ID	102104269

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)
14714 *	05/31/2024	\$10,462.33	\$523.12		\$10,985.45
				Part 2: Total	\$10,985.45

* 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)
15409	05/31/2025	\$13,228.95	\$661.45	\$6.25	\$13,896.65
				Part 3: Total	\$13,896.65

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)	\$24,882.10
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$12,443.96
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)	\$2,267.20
8. Total of lines 1 through 7	Part 4: Total \$40,053.86

RECEIVED
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

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	202600277
Owner	LRA FLORIDA 2 LLC 340 S LEMON AVE STE 9680 WALNUT CALIFORNIA 91789-2706	Certificate *	14714
		Issue Date	05/31/2024
Property Description	KELSEY CITY LTS 21 & 22 BLK 41	Parcel ID	36-43-42-20-01-041-0210
		Alternate Parcel ID	102104269

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)
14714 *	05/31/2024	\$10,462.33	\$523.12		\$10,985.45
				Part 2: Total	\$10,985.45

* 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)
15409	05/31/2025	\$13,228.95	\$661.45	\$6.25	\$13,896.65
				Part 3: Total	\$13,896.65

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)	\$24,882.10
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$12,443.96
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)	\$2,267.20
8. Total of lines 1 through 7	Part 4: Total \$40,053.86

REGISTERED
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: 36-43-42-20-01-041-0210

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
14714 *	05/31/2024	KELSEY CITY LTS 21 & 22 BLK 41

* = 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:36-43-42-20-01-041-0210

CERTIFICATE:14714

YEAR:2023

HOMESTEAD: No

ASSESSED VALUE: \$506,988.00

LAST ASSESSED PARTY ON TAX ROLL:

LRA FLORIDA 2 LLC

340 S LEMON AVE STE 9680
WALNUT, CALIFORNIA 91789-2706 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

LRA FLORIDA 2, LLC
1032 E. BRANDON BLVD., #9680
BRANDON, FL 33511



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 14714-2024

PCN: 36-43-42-20-01-041-0210

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:

LRA FLORIDA 2, LLC, a Florida limited liability company, by virtue of Warranty Deed recorded on 10/03/2023 in Official Records Book 34590, Page 1428

Address as shown in vesting document:

340 S. Lemon Avenue, Ste. 9680

Walnut, CA 91789

3. Legal description as described in vesting instrument:

Lots 21 and 22, Block 41 of Lake Park (Formerly Kelsey City), according to the plat thereof as recorded in Plat Book 8, Page 15 and Plat Book 8, Page 35, 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. 14714-2024

PCN: 36-43-42-20-01-041-0210

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:

LRA Florida 2, LLC
1032 E. Brandon Blvd., #9680
Brandon, FL 33511

(SunBiz)

NOTE: Tax Assessment Roll Information:

PCN:	36-43-42-20-01-041-0210
Legal Description:	KELSEY CITY LTS 21 & 22 BLK 41
Name Last Assessed:	LRA FLORIDA 2 LLC
Address:	340 S LEMON AVE STE 9680 WALNUT CA 91789 2706



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 14714-2024

PCN: 36-43-42-20-01-041-0210

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 7, 2026
GDC Group, LLC

Melanie Garcia

14714 - 2024

Property Detail

Location Address : 900 FEDERAL HWY
Municipality : LAKE PARK
Parcel Control Number : 36-43-42-20-01-041-0210
Subdivision : KELSEY CITY IN PB 8 PGS 15 TO 18, 23, 27 & 34 TO 37 INC
Official Records Book/Page : 34590 / 1428
Sale Date : 09/26/2023
Legal Description : KELSEY CITY LTS 21 & 22 BLK 41

Owner Information**Owner(s)**

LRA FLORIDA 2 LLC

Mailing Address

340 S LEMON AVE STE 9680
 WALNUT CA 91789 2706

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/26/2023	\$620,000	34590 / 01428	WARRANTY DEED	LRA FLORIDA 2 LLC
06/19/2017	\$290,000	29166 / 01269	WARRANTY DEED	THNK OFFICE 1 LLC
09/04/2012	\$250,000	25464 / 00367	WARRANTY DEED	PALMS BUILDING LLC
05/24/2011	\$10	24553 / 01127	WARRANTY DEED	WATKINS CHARLES N TRUST
07/01/2005	\$515,000	18859 / 00542	WARRANTY DEED	HOME FUNDING EXPRESS CORP
07/01/1997	\$100	09889 / 01317	QUIT CLAIM	WATKINS CHARLES N & DOLORES A
04/01/1995	\$100	08729 / 01713	QUIT CLAIM	
09/01/1994	\$78,000	08445 / 01410	WARRANTY DEED	
04/01/1994	\$100	08207 / 01621	CERT OF TITLE	
06/01/1990	\$236,000	06496 / 00125	WARRANTY DEED	
11/01/1989	\$236,000	06258 / 00393	CERT OF TITLE	
07/07/1988	\$200,000	05773 / 00361	WARRANTY DEED	
01/01/1978	\$119,000	02954 / 01748		

Exemption Information

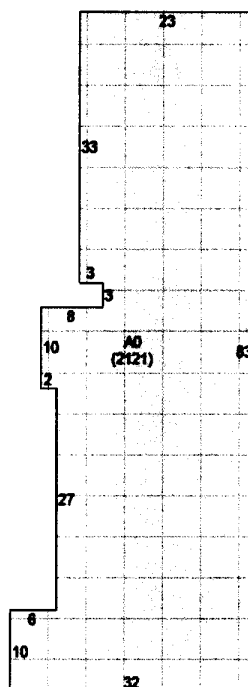
No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 0***Total Square Feet :** 4174**Acres :** .17**Property Use Code :** 1700—OFFICE BLDG-NON MEDICAL 1 TO 3 STORIES**Zoning :** MU—MIXED USE (36-LAKE PARK)**Building Details****Structural Details****Structural Element for Building 1****Sketch for Building 1**

Year Built 1924
 OFFICE BLDG L/R 1-4S 4174

Subarea and Square Footage for Building 1

Code Description	square Footage
OFFICES	2121
OFFICES	2053
Total Square Footage	4174



Property Extra Feature

Description	Year Built	Units
Paving- Asphalt	1924	2980

Property Land Details

Land Line #	Description	Zoning	Acres
1	COMMERCIAL	MU	0.1722

Appraisals

Tax Year	2026	2025	2024	2023	2022
Improvement Value	\$396,318	\$401,988	\$417,918	\$282,068	\$265,138
Land Value	\$115,763	\$105,000	\$105,000	\$121,050	\$115,275
Total Market Value	\$512,081	\$506,988	\$522,918	\$403,118	\$380,413

Assessed and Taxable Values

Tax Year	2026	2025	2024	2023	2022
Assessed Value	\$512,081	\$506,988	\$522,918	\$400,512	\$364,102
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$512,081	\$506,988	\$522,918	\$400,512	\$364,102

Taxes

Tax Year	2026	2025	2024	2023	2022
AD VALOREM	\$10,636	\$10,554	\$10,886	\$8,446	\$7,974
NON AD VALOREM	\$1,672	\$1,507	\$1,326	\$1,217	\$1,030
TOTAL TAX	\$12,308	\$12,061	\$12,212	\$9,663	\$9,004

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

ZIP Code™ by Address (</zip-code-lookup.htm?byaddress>)

ZIP Code™ by City and State (</zip-code-lookup.htm?bycitystate>)

Cities by ZIP Code™ (</zip-code-lookup.htm?citybyzipcode>)

FAQs

(<https://www.usps.com/zip-code-lookup.htm>)

Look Up a ZIP Code™

Go to

ZIP Code™ by Address

You entered:

900 FEDERAL HWY
LAKE PARK 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](/zip-code-lookup.htm?byaddress))

900 N FEDERAL HWY
LAKE PARK FL **33403-2856**

900 N FEDERAL HWY
LAKE PARK FL **33403-2856**

900 N FEDERAL HWY
LAKE PARK FL **33403-2832**

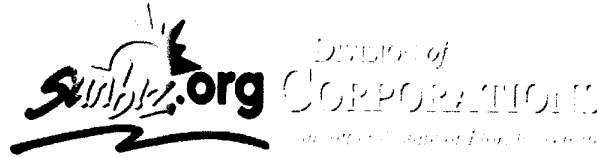
900 N FEDERAL HWY STE (Range 101 - 210)
LAKE PARK FL **33403-2856**

Look Up Another ZIP Code™

Edit and Search Again (</zip-code-lookup.htm?byaddress>)

Feedback

14 714-2024

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

Detail by Entity Name

Florida Limited Liability Company
LRA FLORIDA 2, LLC

Filing Information

Document Number L23000078984
FEI/EIN Number 35-2792427
Date Filed 02/13/2023
Effective Date 02/13/2023
State FL
Status ACTIVE

Principal Address

1032 E Brandon Blvd #9680
Brandon, FL 33511

Changed: 04/15/2025

Mailing Address

1032 E Brandon Blvd #9680
Brandon, FL 33511

Changed: 04/15/2025

Registered Agent Name & Address

GLOBAL PLAY, LLC
1317 EDGEWATER DR
#3452
ORLANDO, FL 32804

Authorized Person(s) Detail

Name & Address

Title AMBR

DE TOLEDO, LUCILA
1032 E Brandon Blvd #9680
Brandon, FL 33511

Annual Reports

Report Year	Filed Date
2024	05/31/2024