



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	FRANROSA CERTIFICATES, LLC ATTENTION: ASSET BASED LENDING, 780 NW 42 AVENUE MIAMI FLORIDA 33126	Apply Date	04/20/2026
		TDA Number	202600300
Owner	ESPINOZA JOSAFAT 1431 INDIAN RD E WEST PALM BEACH FLORIDA 33406-7813	Certificate *	37
		Issue Date	05/31/2024
Property Description	BEVERLY PARK ADD TO LAKE WORTH LTS 16, 17 & S 10 FT OF LT 18, S 10 FT OF LT 117, LTS 118 & 119 BLK 1	Parcel ID	70-42-44-24-02-001-0160
		Alternate Parcel ID	101636474

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)
37 *	05/31/2024	\$1,357.74	\$182.16		\$1,539.90
				Part 2: Total	\$1,539.90

* 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)
19800	05/31/2025	\$1,533.12	\$91.35	\$6.25	\$1,630.72
18894	05/31/2024	\$1,570.50	\$255.86	\$6.25	\$1,832.61
				Part 3: Total	\$3,463.33

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)	\$5,003.23
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$1,504.60
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)	\$418.11
8. Total of lines 1 through 7	Part 4: Total \$7,386.54

AUG 20 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
Digitally signed by: Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbctax.com C = AD O = Palm Beach County Tax Collector
Date: 2026.08.20 09:35:49 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

08/19/2026

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: 70-42-44-24-02-001-0160

I, FRANROSA CERTIFICATES, LLC, ATTENTION: ASSET BASED LENDING, 780 NW 42 AVENUE, MIAMI, FL 33126
, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
37 *	05/31/2024	BEVERLY PARK ADD TO LAKE WORTH LTS 16, 17 & S 10 FT OF LT 18, S 10 FT OF LT 117, LTS 118 & 119 BLK 1

* = 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.

pacobonilla (FRANCISCO BONILLA)

Applicant's Signature

04/20/2026

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:70-42-44-24-02-001-0160
CERTIFICATE:37
YEAR:2021

HOMESTEAD: No
ASSESSED VALUE: \$58,165.00

LAST ASSESSED PARTY ON TAX ROLL:

ESPINOZA JOSAFAT

1431 INDIAN RD E
WEST PALM BEACH, FLORIDA 33406-7813 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

FRANROSA CERTIFICATES, LLC
ATTENTION: ASSET BASED LENDING
780 NW 42 AVENUE
MIAMI, FL 33126



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

PROPERTY INFORMATION REPORT

Certificate No. 37-2024

PCN: 70-42-44-24-02-001-0160

Effective Date and Time: August 13, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

JOSAFAT ESPINOZA, by virtue of Quit Claim Deed recorded on 06/21/2006 in Official Records Book 20502, Page 1077

Address as shown in vesting document:

3937 Kirk Road
Lake Worth, FL 33461

3. Legal description as described in vesting instrument:

ALL OF LOTS 16 AND 17, THE SOUTH 10 FEET OF LOT 18, THE SOUTH 10 FEET OF LOT 117 AND ALL OF LOTS 118 AND 119, BLOCK 1, BEVERLY PARK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, ACCORDING TO THE MAPOR PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 11, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



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

PROPERTY INFORMATION REPORT

Certificate No. 37-2024

PCN: 70-42-44-24-02-001-0160

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:

- Notice of Pending Administrative Action recorded 5/21/2015 in Official Records Book 27551, Page 306
- Lien recorded 3/31/2015 in Official Records Book 27433, Page 377; previously recorded numerous times.
- Lien recorded 3/9/2015 in Official Records Book 27387, Page 1575
- Lien recorded 5/7/2014 in Official Records Book 26776, Page 995
- Property Owners Agreement and Special Assessment recorded 12/7/2012 in Official Records Book 25639, Page 1908

Village of Palm Springs
226 Cypress Lane
Palm Springs, FL 33461

- Tax Warrant recorded 9/26/2012 in Official Records Book 25484, Page 897

Florida Department of Revenue
West Palm Beach Service Center
2468 Metrocentre Blvd.
West Palm Beach, FL 33407-3105

5. Also notify:

NONE



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

PROPERTY INFORMATION REPORT

Certificate No. 37-2024

PCN: 70-42-44-24-02-001-0160

NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN: 70-42-44-24-02-001-0160
Legal Description: BEVERLY PARK ADD TO LAKE WORTH LTS 16, 17 & S 10 FT OF
LT 18, S 10 FT OF LT 117, LTS 118 & 119 BLK 1
Name Last Assessed: ESPINOZA JOSAFAT
Address: 1431 INDIAN RD E
WEST PALM BEACH FL 33406 7813



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 37-2024

PCN: 70-42-44-24-02-001-0160

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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Dated: August 15, 2026
GDC Group, LLC

Melanie Garcia

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You entered:

3937 KIRK RD
PALM SPRINGS 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](#))**

3937 KIRK RD
PALM SPRINGS FL **33461-3913**

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Feedback

8-27-26 @ 4:00pm

Property Detail

Parcel Control Number : 70-42-44-24-02-001-0160

Owners : ESPINOZA JOSAFAT

Mailing Address : 1431 INDIAN RD E
WEST PALM BEACH FL 33406 7813

Location Address : 3937 KIRK RD

Book/Page : 20502 / 1077

Sale Date : 06/14/2006

Legal Description : BEVERLY PARK ADD TO LAKE WORTH LTS 16, 17 & S 10 FT OF LT 18, S 10 FT OF LT 117, LTS 118 & 119 BLK 1

Property Use Code : 0000—VACANT

Zoning : RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)

Total Square Feet : 0

Acres : .20

Building Details

Subarea and Square Footage for Building 1

Description	square Footage	Sketch for Building 1
No data found		

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

No Image Found

Structural Element for Building 1

Tax Year	2026		
Improvement Value	\$0		
Land Value	\$103,850	AD VALOREM	\$1,488
Total Market Value	\$103,850	NON AD VALOREM	\$49
Assessed Value	\$63,982	TOTAL TAX	\$1,537
Exemption Amount	\$0		
Taxable Value	\$63,982		