



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 12887-2023

PCN: 38-43-44-21-15-250-0091

Updated Effective Date and Time: August 25, 2026 @ 8:00 a.m.

Updated Effective Date and Time: May 28, 2026 @ 8:00 a.m.

Effective Date and Time: February 12, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

CANOPUS INVESTMENT GROUP LLC, by virtue of Tax Deed recorded on 12/16/2021 in
Official Records Book 33147, Page 957

Address as shown in vesting document:

6671 W Indiantown Rd.

Jupiter, FL 33458

3. Legal description as described in vesting instrument:

TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250

AUG 28 2026



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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:

- Lien recorded 10/21/2024 in Official Records Book 35334, Page 97
- Lien recorded 10/21/2024 in Official Records Book 35333, Page 1949

City of Lake Worth Beach
Code Compliance Division
1900 2nd Avenue, North
Lake Worth Beach, FL 33461

- Lien recorded 7/21/2023 in Official Records Book 34447, Page 176

City of Pahokee Code Enforcement
207 Begonia Drive
Pahokee, FL 33476

- Lien recorded 7/8/2022 in Official Records Book 33687, Page 975

City of Belle Glade
(No Address Provided)

- Lien recorded 7/14/2025 in Official Records Book 35872, Page 7

City of Lake Worth Beach
(No Address Provided)

5. Also notify:

Canopus Investment Group, LLC
1095 Military Trail
P.O. Box 1164
379
Jupiter, FL 33468

(SunBiz Mailing Address)



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NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN:	38-43-44-21-15-250-0091
Legal Description:	TOWN OF LAKE WORTH LOT 9 (LESS N 50 FT OF S 150 FT) BLK 250
Name Last Assessed:	CANOPUS INVESTMENT GROUP LLC
Address:	6671 W INDIANTOWN RD JUPITER FL 33458 3991



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DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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Dated: August 27, 2026
GDC Group, LLC

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

Melanie Garcia