



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 19283-2018

PCN: 56-43-42-29-02-007-0400

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: January 22, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

MALBEC II LLC, by virtue of Tax Deed recorded on 03/02/2009 in Official Records Book 23103, Page 1152

Address as shown in vesting document:

Dept 5193

PO Box 2153

Birmingham, AL 35287

3. Legal description as described in vesting instrument:

ACREHOME PARK FIRST ADD LT 40 BLK 7

AUG 28 2025



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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:

NONE

5. Also notify:

Malbec II, LLC
1101 Brickell Ave., Suite N1700
Miami, FL 33131

(SunBiz)

Mailing Address

18305 Biscayne Boulevard, Ste. 400
Aventura, FL 33160

NOTE: Tax Assessment Roll Information:

PCN:	56-43-42-29-02-007-0400
Legal Description:	ACREHOME PARK FIRST ADD LT 40 BLK 7
Name Last Assessed:	MALBEC II LLC
Address:	18305 BISCAYNE BLVD STE 400 MIAMI FL 33160 2172



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DISCLAIMER AND SIGNATURE PAGE

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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