



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	MERCURY FUNDING, LLC PO BOX 772837 MEMPHIS TENNESSEE 38177	Apply Date	04/01/2026
		TDA Number	202501292
Owner	MASTERS CLAUDIA 7892 WILLOW SPRING DR APT 1512 LAKE WORTH FLORIDA 33467-3235	Certificate *	3803
		Issue Date	05/31/2024
Property Description	GARDENS OF WILLOW BEND III COND UNIT 1512 BLDG 15	Parcel ID	00-42-44-21-19-000-1512
		Alternate Parcel ID	101786053

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)
3803 *	05/31/2024	\$3,061.91	\$153.10		\$3,215.01
Part 2: Total					\$3,215.01

* 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)
3819	05/31/2025	\$3,146.76	\$157.34	\$6.25	\$3,310.35
Part 3: Total					\$3,310.35

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)	\$6,525.36
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$2,920.56
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)	\$148.60
8. Total of lines 1 through 7	\$10,055.12
Part 4: Total	

MAY 14 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

05/14/2026

Date

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

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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: 00-42-44-21-19-000-1512

I, **MERCURY FUNDING, LLC, PO BOX 772837 MEMPHIS, TENNESSEE, 38177**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
3803 *	05/31/2024	GARDENS OF WILLOW BEND III COND UNIT 1512 BLDG 15

* = 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.

mercuryfunding (Michael Taylor)

Applicant's Signature

04/01/2026

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:00-42-44-21-19-000-1512
CERTIFICATE:3803
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$155,000.00

LAST ASSESSED PARTY ON TAX ROLL:

MASTERS CLAUDIA

7892 WILLOW SPRING DR APT 1512
LAKE WORTH, FLORIDA 33467-3235 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

THE GARDENS OF WILLOW BEND III
CONDOMINIUM ASSOCIATION, INC.
3825 MEED DR. S.
LAKE WORTH, FL 33467

THE GARDENS OF WILLOW BEND III
CONDOMINIUM ASSOCIATION, INC.
C/O SEACREST SERVICES INC.
2101 CENTREPARK W. DR. STE. 110
WEST PALM BEACH, FL 33409

Property Information Report



Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

CERTIFICATE NO. 2024-3803

Property Information Report

PCN: 00-42-44-21-19-000-1512

EFFECTIVE DATE AND TIME: 05/06/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Claudia Masters, by virtue of Warranty Deed recorded 01/10/2023 in Official Records Book 34062, Page 1862 and by Warranty Deed recorded 01/10/2023 in Official Records Book 34062, Page 1865.

7892 Willow Spring Dr., Unit 1512
Lake Worth, FL 33467

3. Legal description as described in vesting instrument:

Unit No. 1512, Building 15, The Gardens of Willow Bend III, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 4813, Page 631, and all exhibits and amendments thereof, Public Records of Palm Beach County, Florida.

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Property Information Report



Toll Free: (855) 757-8572 • Local: (407) 456-1888 • searches@theforsetigroup.com

CERTIFICATE NO. 2024-3803

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status: (list any active mortgages with official record book and page or note "None" or "Satisfied")

None

2. Probate matters found of record: (list active probate matters or note "None")

None

3. Bankruptcy Cases of record: (List all open or closed cases that may pertain to vested party with status or write "None")

None

4. Liens/Judgments/Other matters that may affect title: (list all active liens, judgments and matters affecting this title with the official record book and page or note "None")

None

5. Also notify: (list name and addresses of other interested parties and include official record book and page number or some identifier that will identify why they are being noticed)

The Gardens of Willow Bend III Condominium Association, Inc.
3825 Meed Dr. S.
Lake Worth, FL 33467
(HOA- principal address per sunbiz)

The Gardens of Willow Bend III Condominium Association, Inc.
c/o Seacrest Services Inc.
2101 Centrepark W. Dr. Ste. 110
West Palm Beach, FL 33409
(HOA- mailing address per sunbiz)

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Property Information Report



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CERTIFICATE NO. 2024-3803

NOTE: Tax Assessment Roll Information:

PCN: 00-42-44-21-19-000-1512

Legal Description:

GARDENS OF WILLOW BEND III COND UNIT 1512 BLDG 15

Name Last Assessed:

Masters Claudia

Address:

7892 Willow Spring Dr. Apt. 1512
Lake Worth, FL 33467-3235

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CERTIFICATE NO. 2024-3803

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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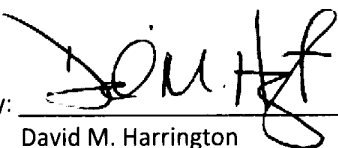
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD 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 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).

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Dated: May 14, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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3803-2024

Property Detail**Location Address :** 7892 WILLOW SPRING DR 1512**Municipality :** UNINCORPORATED**Parcel Control Number :** 00-42-44-21-19-000-1512**Subdivision :** GARDENS OF WILLOW BEND CONDS 1,2, & 3 DECLS FILED IN OR4164
P1248,4523P1574 & 4813P631**Official Records Book/Page :** 34062 / 1865**Sale Date :** 12/29/2022**Legal Description :** GARDENS OF WILLOW BEND III COND UNIT 1512 BLDG 15**Owner Information****Owner(s)**

MASTERS CLAUDIA

Mailing Address7892 WILLOW SPRING DR APT 1512
LAKE WORTH FL 33467 3235**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
12/29/2022	\$10	34062 / 01865	WARRANTY DEED	MASTERS CLAUDIA
12/29/2022	\$185,000	34062 / 01862	WARRANTY DEED	MASTERS CLAUDIA
11/28/2012	\$65,500	25673 / 00286	WARRANTY DEED	SHORT JOHN LEE &
03/24/2011	\$0	24457 / 01092	WARRANTY DEED	MORWIN MICHAEL J SR &
03/24/2011	\$55,000	24428 / 00790	WARRANTY DEED	MORWIN MICHAEL J SR &
03/05/2001	\$65,000	12359 / 00562	DEED OF TRUST	ODESKY STANFORD H &
03/22/2000	\$10	11675 / 00225	DEED OF TRUST	STEIN HARVEY TR
04/01/1986	\$70,500	04844 / 01173	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 1220**Acres :****Property Use Code :** 0400—CONDOMINIUM**Zoning :** RM—MULTI-FAMILY (MEDIUM DENSITY) (00-UNINCORPORATED)**Building Details****Structural Details**

Structural Element for Building 1

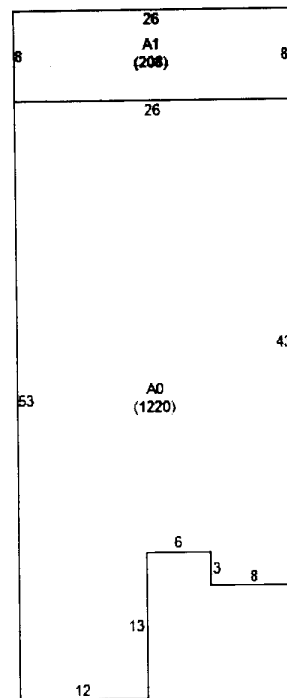
Sketch for Building 1

Name	GARDENS @ WILLOWBEND 1-3 CONDO
Area	1220
Year Built	1986
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
Roof Structure	WOOD TRUSS
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Floor Type 1	CARPETING

Floor Type 2 CERAMIC/QUARRY TILE
 Stories 1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	1220
FSP Finished Screened Porch	208
Total Square Footage	1428
Area Under Air	1220



Property Extra Feature

Description	Year Built	Units
View	1986	1

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$155,000	\$160,000	\$155,000	\$114,030	\$101,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$155,000	\$160,000	\$155,000	\$114,030	\$101,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$155,000	\$160,000	\$155,000	\$66,817	\$64,871
Exemption Amount	\$0	\$0	\$0	\$41,817	\$39,871
Taxable Value	\$155,000	\$160,000	\$155,000	\$25,000	\$25,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,521	\$2,604	\$2,545	\$531	\$536
NON AD VALOREM	\$294	\$286	\$276	\$274	\$256
TOTAL TAX	\$2,815	\$2,890	\$2,821	\$804	\$792

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

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ZIP Code™ by Address

You entered:

7892 WILLOW SPRING DR APT 1512
LAKE WORTH 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))

7892 WILLOW SPRING DR APT 1512
LAKE WORTH FL **33467-3235**

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Detail by Entity Name

Florida Not For Profit Corporation

THE GARDENS OF WILLOW BEND III CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number N11644
FEI/EIN Number 59-2622442
Date Filed 10/17/1985
State FL
Status ACTIVE

Principal Address

3825 Meed Drive S
Lake Worth, FL 33467

Changed: 03/25/2019

Mailing Address

C/O Seacrest Services Inc
2101 Centrepark W Dr Ste 110
West Palm Beach, FL 33409

Changed: 03/25/2019

Registered Agent Name & Address

Daniel Wasserstein, Esq
301 Yamato Road
Ste. 2199
Boca Raton, FL 33431

Name Changed: 02/12/2025

Address Changed: 03/25/2019

Officer/Director Detail

Name & Address

Title President

Picareillo, Louis
7926 Willow Spring Drive #1312
Lake Worth, FL 33467

Title VP

Green, Theresa
7892 Willow Spring Drive #1518
Lake Worth, FL 33467

Title Treasurer

Morin, Xiomara
7892 Willow Spring Drive #1516
Lake Worth, FL 33467

Title Secretary

Kwiatkowski, Tina
7892 Willow Spring Drive #1515
Lake Worth, FL 33467

Title Director

Hegarty, John
7892 Willow Spring Drive #1524
Lake Worth, FL 33467

Annual Reports

Report Year	Filed Date
2025	02/12/2025
2025	10/02/2025
2026	03/11/2026

Document Images

<u>03/11/2026 -- ANNUAL REPORT</u>	View image in PDF format
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<u>07/30/2018 -- Reg. Agent Change</u>	View image in PDF format
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05/04/2007 -- ANNUAL REPORT	View image in PDF format
04/17/2006 -- ANNUAL REPORT	View image in PDF format
03/15/2005 -- ANNUAL REPORT	View image in PDF format
02/27/2004 -- ANNUAL REPORT	View image in PDF format
02/17/2003 -- ANNUAL REPORT	View image in PDF format
03/12/2002 -- ANNUAL REPORT	View image in PDF format
01/31/2001 -- ANNUAL REPORT	View image in PDF format
03/03/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
03/18/1998 -- ANNUAL REPORT	View image in PDF format
04/15/1997 -- ANNUAL REPORT	View image in PDF format
03/30/1996 -- ANNUAL REPORT	View image in PDF format
06/15/1995 -- ANNUAL REPORT	View image in PDF format