



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	202501294
Owner	ARAUJO FERNANDO L 875 NE 48TH ST POMPANO BEACH FLORIDA 33064-4631	Certificate *	7198
		Issue Date	05/31/2024
Property Description	DORSET AT CENTURY VILLAGE COND F PAR 245	Parcel ID	00-42-47-08-08-006-2450
		Alternate Parcel ID	101892264

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)
7198 *	05/31/2024	\$1,184.08	\$59.20		\$1,243.28
				Part 2: Total	\$1,243.28

* 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)
7378	05/31/2025	\$1,795.16	\$89.76	\$6.25	\$1,891.17
				Part 3: Total	\$1,891.17

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)	\$3,134.45
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$1,551.47
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)	\$77.20
8. Total of lines 1 through 7	Part 4: Total \$5,223.72

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.

TS

App Date: 04/01/2026
TDA Num: 202501294
Certificate: 7198
Issued: 05/31/2024
Parcel ID: 00-42-47-08-006-2450

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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: 00-42-47-08-08-006-2450

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
7198 *	05/31/2024	DORSET AT CENTURY VILLAGE COND F PAR 245

* = 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:00-42-47-08-08-006-2450
CERTIFICATE:7198
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$75,000.00

LAST ASSESSED PARTY ON TAX ROLL:

ARAUJO FERNANDO L

875 NE 48TH ST
POMPANO BEACH, FLORIDA 33064-4631 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

DORSET AT CENTURY VILLAGE
CONDOMINIUM ASSOCIATION, INC.
CREST MANAGEMENT GROUP
6413 CONGRESS AVE. STE. 100
BOCA RATON, FL 33487

W.P.R.F., INC.
1601 FORUM PL., STE. 500
WEST PALM BEACH, FL 33401

Property Information Report



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

CERTIFICATE NO. 2024-7198

Property Information Report

PCN: 00-42-47-08-08-006-2450

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:

Fernando Lage Prosperi Araujo, by virtue of Certificate of Title recorded 04/06/2026 in Official Records Book 36423, Page 381.

875 NE 48 St.
Deerfield Beach, FL 33064

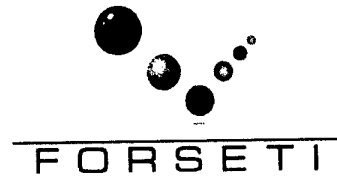
3. Legal description as described in vesting instrument:

pg. 4 of 4

Condominium Unit No. 245, DORSET AT CENTURY VILLAGE CONDOMINIUM, together with an undivided interest in the common elements, according to the declaration thereof as recorded in Official Record Book 3111, Page 476, Public Records of Palm Beach County, Florida.

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Property Information Report



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CERTIFICATE NO. 2024-7198

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)

Dorset at Century Village Condominium Association, Inc.
Crest Management Group
6413 Congress Ave.
Ste. 100
Boca Raton, FL 33487
(HOA)

W.P.R.F., Inc.
1601 Forum Pl., Ste. 500
West Palm Beach, FL 33401
(long-term leaseholder)

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Property Information Report



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CERTIFICATE NO. 2024-7198

NOTE: Tax Assessment Roll Information:

PCN: 00-42-47-08-08-006-2450

Legal Description:

DORSET AT CENTURY VILLAGE COND F PAR 245

Name Last Assessed:

Araujo Fernando L

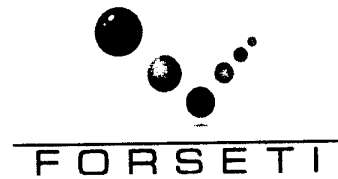
Address:

875 NE 48th St.

Pompano Beach, FL 33064-4631

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Property Information Report



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CERTIFICATE NO. 2024-7198

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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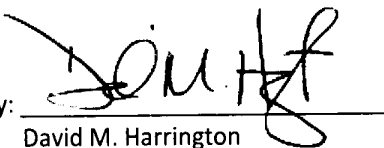
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Dated: May 11, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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Property Detail**Location Address :** 245 DORSET F**Municipality :** UNINCORPORATED**Parcel Control Number :** 00-42-47-08-08-006-2450**Subdivision :** DORSET AT CENTURY VILLAGE COND DECL FILED 8-3-79 OR3111 P476,3111
P588,3111 P595,3142**Official Records Book/Page :** 36423 / 381**Sale Date :** 04/06/2026**Legal Description :** DORSET AT CENTURY VILLAGE COND F PAR 245**Owner Information****Owner(s)**

ARAUJO FERNANDO L

Mailing Address875 NE 48TH ST
POMPANO BEACH FL 33064 4631**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/06/2026	\$36,200	36423 / 00381	CERT OF TITLE	ARAUJO FERNANDO L
06/05/2023	\$87,000	34384 / 01610	WARRANTY DEED	GONCALVES DECIO D &
08/25/2018	\$10	30199 / 00148	WARRANTY DEED	RUBIN LOUISE E TRUST
07/11/2013	\$10	26198 / 00661	QUIT CLAIM	RUBIN LOUISE
03/01/2005	\$59,000	18279 / 01648	WARRANTY DEED	RUBIN LOUISE E
12/19/2003	\$32,000	16410 / 00583	WARRANTY DEED	CARTER CHRISTIANE K
06/27/2003	\$28,250	15460 / 00902	WARRANTY DEED	FIRESTONE MAXINE J
09/01/1989	\$32,000	06188 / 01840	WARRANTY DEED	
01/01/1979	\$23,500	03204 / 00399	WARRANTY DEED	

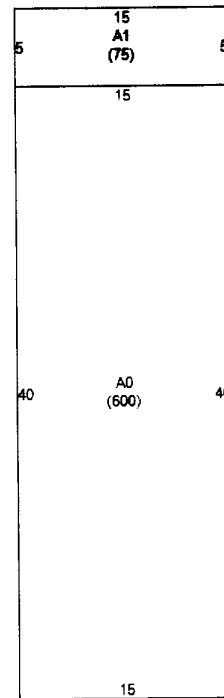
Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 601**Acres :****Property Use Code :** 0400—CONDOMINIUM**Zoning :** AR—AGRICULTURAL RESIDENTIAL (00-UNINCORPORATED)**Building Details****Structural Details**

Structural Element for Building 1		Sketch for Building 1
Name	DORSET A THRU I CONDO	
Area	601	
Year Built	1979	
No of Bedroom(s)	1	
No of Bath(s)	1	
No of Half Bath(s)		
Exterior Wall 1	MSY: CB STUCCO	
Air Condition DESC	HTG & AC	
Heat Type	FORCED AIR DUCT	
Exterior Wall 2	NONE	
Roof Structure	PRESTRESSED CONCRETE	
Roof Cover	MIN. ROOFING (CORR/SH.M)	
Interior Wall 1	DRYWALL	

Interior Wall 2 N/A
 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 600
 FSP Finished Screened Porch 75
 Total Square Footage 675
 Area Under Air 600

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$75,000	\$85,000	\$81,000	\$66,120	\$46,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$75,000	\$85,000	\$81,000	\$66,120	\$46,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$75,000	\$85,000	\$31,386	\$28,533	\$25,939
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$75,000	\$85,000	\$31,386	\$28,533	\$25,939

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,220	\$1,384	\$836	\$725	\$588
NON AD VALOREM	\$266	\$257	\$249	\$247	\$232
TOTAL TAX	\$1,485	\$1,640	\$1,084	\$972	\$820

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

M/98-2024

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You entered:

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BOCA RATON 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))

245 DORSET F
BOCA RATON FL **33434-6108**

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Detail by Entity Name

Florida Not For Profit Corporation

DORSET AT CENTURY VILLAGE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 746057
FEI/EIN Number 59-2145895
Date Filed 02/26/1979
State FL
Status ACTIVE

Principal Address

CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE
SUITE 100
BOCA RATON, FL 33487

Changed: 01/05/2018

Mailing Address

CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE
SUITE 100
BOCA RATON, FL 33487

Changed: 01/05/2018

Registered Agent Name & Address

Budd, Gary
CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE
SUITE 100
BOCA RATON, FL 33487

Name Changed: 01/19/2026

Address Changed: 03/06/2020

Officer/Director Detail

Name & Address

Title Director

Clayman, Rick
CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE
SUITE 100
BOCA RATON, FL 33487

Title President/ Director

LLOYD, RAMONA
CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE
SUITE 100
BOCA RATON, FL 33487

Title Director

Enser, Daniel
CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE
SUITE 100
BOCA RATON, FL 33487

Title Treasurer./ DIRECTOR

Goff, Steven
CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE
SUITE 100
BOCA RATON, FL 33487

Title Director

Wiener, Barry
Crest Management Group, Inc.
6413 Congress Ave
Suite 100
Boca Raton, FL 33487

Title Director/Secretary

Fernandez, Lisa
Crest Management Group, Inc.
6413 Congress Ave
Suite 100
Boca Raton, FL 33487

Title Director

CIOCIOLA, JANE
Crest Management Group, Inc.
6413 Congress Ave

Suite 100
Boca Raton, FL 33487

Title Director

Kenneth, Solomon
Crest Management Group, Inc
6413 Congress Ave
Suite 100
BOCA RATON, FL 33487

Title VP/Director

Jacobs, Jerrold
Crest Management Group, Inc
6413 Congress Ave
Suite 100
BOCA RATON, FL 33487

Annual Reports

Report Year	Filed Date
2025	03/05/2025
2025	10/29/2025
2026	01/19/2026

Document Images

<u>01/19/2026 -- ANNUAL REPORT</u>	View image in PDF format
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04/23/1998 -- ANNUAL REPORT	View image in PDF format
04/09/1997 -- ANNUAL REPORT	View image in PDF format
03/18/1996 -- ANNUAL REPORT	View image in PDF format
03/22/1995 -- ANNUAL REPORT	View image in PDF format



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Profit Corporation

W. P. R. F., INC.

Filing Information

Document Number P29076
FEI/EIN Number 59-2155909
Date Filed 04/27/1990
State DE
Status ACTIVE

Principal Address

1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

Mailing Address

1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Changed: 04/14/2005

Registered Agent Name & Address

LEVY, MARK F
1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Name Changed: 04/14/2005

Address Changed: 04/14/2005

Officer/Director Detail

Name & Address

Title D

PESECKIS, LYNN L
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title DP

LEVY, MARK F
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title V, CFO

WELLS, MONICA
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title V

RACHESKY, EVA
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

Title VP, Secretary

Friedman, Laura
1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Title Comptroller, Treasurer

Windle, Terri
1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Title VP

Koffler, Abby
1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Title VP

Levy-Bizanes, Jourdan
1601 FORUM PLACE
SUITE 500
WEST PALM BEACH, FL 33401

Title VP

Cruz, Daniel
1601 FORUM PLACE
SUITE 500

WEST PALM BEACH, FL 33401

Annual Reports

Report Year	Filed Date
2024	04/26/2024
2025	04/16/2025
2026	03/23/2026

Document Images

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