



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	202600039
Owner	DUC NGUYEN TOAN 52 HAVEMEYER LN OLD GREENWICH CONNECTICUT 06870-1232	Certificate *	15925
		Issue Date	05/31/2024
Property Description	LOXAHATCHEE GROVES W 140 FT OF E 380 FT OF S 344.8 FT OF TR 49 BLK C	Parcel ID	41-41-43-17-01-349-0040
		Alternate Parcel ID	102123817

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)
16632	05/31/2025	\$2,273.28	\$119.82		\$2,393.10
15925 *	05/31/2024	\$2,341.25	\$117.06		\$2,458.31
				Part 2: Total	\$4,851.41

* 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)
				Part 3: Total	\$0.00

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)	\$4,851.41
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$2,087.95
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)	\$222.00
8. Total of lines 1 through 7	Part 4: Total \$7,621.96

JUN 03 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: 2026.06.03 08:26:36 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/02/2026

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

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	202600039
Owner	DUC NGUYEN TOAN 52 HAVEMEYER LN OLD GREENWICH CONNECTICUT 06870-1232	Certificate *	15925
		Issue Date	05/31/2024
Property Description	LOXAHATCHEE GROVES W 140 FT OF E 380 FT OF S 344.8 FT OF TR 49 BLK C	Parcel ID	41-41-43-17-01-349-0040
		Alternate Parcel ID	102123817

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)
16632	05/31/2025	\$2,273.28	\$119.82		\$2,393.10
15925 *	05/31/2024	\$2,341.25	\$117.06		\$2,458.31
				Part 2: Total	\$4,851.41

* 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)
				Part 3: Total	\$0.00

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)	\$4,851.41
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$2,087.95
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)	\$222.00
8. Total of lines 1 through 7	Part 4: Total \$7,621.96

JUN 03 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: 2026.06.03 08:26:36 -0500

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/02/2026

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)	\$12.50
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: 41-41-43-17-01-349-0040

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

Certificate Number	Date	Legal Description
15925 *	05/31/2024	LOXAHATCHEE GROVES W 140 FT OF E 380 FT OF S 344.8 FT OF TR 49 BLK C
16632	05/31/2025	LOXAHATCHEE GROVES W 140 FT OF E 380 FT OF S 344.8 FT OF TR 49 BLK C

* = 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:41-41-43-17-01-349-0040
CERTIFICATE:15925
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$68,679.00

LAST ASSESSED PARTY ON TAX ROLL:

DUC NGUYEN TOAN

52 HAVEMEYER LN
OLD GREENWICH, CONNECTICUT 06870-1232 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177



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

PROPERTY INFORMATION REPORT

Certificate No. 15925-2024

PCN: 41-41-43-17-01-349-0040

Effective Date and Time: May 21, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

TOAN DUC NGUYEN, by virtue of Warranty Deed recorded on 04/21/1988 in Official Records Book 5643, Page 1670

Address as shown in vesting document:

52 Havemeyer Lane
Old Greenwich, Conn 06870

3. Legal description as described in vesting instrument:

Commencing at the Northeast corner of Tract 49, Block C, according to the Replat of Loxahatchee District Subdivision, Loxahatchee Groves as recorded in Plat Book 12, Page 29, of the Public Records of Palm Beach County, Florida; thence South along the East line of said Tract 49, Block C, a distance of 330 feet to a point; thence South 88 Degrees, 31 Minutes, 20 Seconds West along a line parallel to the North line of said Tract 49, Block C, a distance of 240 feet to the Point of Beginning; thence continue South 88 Degrees, 31 Minutes, 20 Seconds West on the same course a distance of 140 feet to a point; thence South on a line parallel to the East line of said Tract 49, Block C, a distance of 344.8 feet to a point on the South line of said Tract 49, Block C, thence North 88 Degrees, 33 Minutes, 20 Seconds East along said South line a distance of 140 feet to a point; thence North on a line parallel to the East line of said Tract 49, Block C; a distance of 344.8 feet to the Point of Beginning.



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 15925-2024

PCN: 41-41-43-17-01-349-0040

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:

NONE

NOTE: Tax Assessment Roll Information:

PCN: 41-41-43-17-01-349-0040

Legal Description: LOXAHATCHEE GROVES W 140 FT OF E 380 FT OF S 344.8 FT
OF TR 49 BLK C

Name Last Assessed: DUC NGUYEN TOAN

Address: 52 HAVEMEYER LN
OLD GREENWICH CT 06870 1232



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

PROPERTY INFORMATION REPORT

Certificate No. 15925-2024

PCN: 41-41-43-17-01-349-0040

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

THE ATTACHED SEARCH IS ISSUED TO THE PALM BEACH COUNTY TAX COLLECTOR SOLELY. THE ATTACHED SEARCH MAY NOT BE RELIED UPON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY GDC GROUP, LLC. FOR ANY UNAUTHORIZED USE OR RELIANCE. THIS PROPERTY INFORMATION SEARCH IS ISSUED PURSUANT TO RULE 12D-13.061, FLORIDA ADMINISTRATIVE CODE AND FLORIDA STATUTE 197.502. THIS SEARCH IS NOT INTENDED TO BE RELIED UPON FOR THE ISSUANCE OF TITLE INSURANCE OR AN OPINION OF TITLE. NO LIABILITY IS ASSUMED ON OUR PART DUE TO ERRORS AND OMISSIONS MADE BY THE CLERK OF THE CIRCUIT COURT IN THE OFFICIAL RECORD INDEX AND/OR ABSTRACT INDEX. GDC GROUP, LLC. HAS MADE NO EXAMINATION NOR DOES IT RENDER LEGAL OPINION (INTENTIONAL OR IMPLIED) FOR ANY DEFECTS OR IMPLICATIONS CONCERNING THE LEGALITIES OF THE DOCUMENTS AS THEY MAY AFFECT THE TITLE TO THE SEARCHED PROPERTY.

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 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 OF 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).

THIS REPORT DOES NOT INSURE OR GUARANTEE THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT ATTACHED NOR IS TO BE CONSIDERED A TITLE INSURANCE POLICY, AN OPINION OF TITLE, A GUARANTEE OF TITLE OR ANY OTHER FORM OF GUARANTY OR WARRANTY OF TITLE. THIS SEARCH SHALL NOT BE USED FOR THE ISSUANCE OF ANY TITLE INSURANCE POLICY OR FORM.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assume no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$300.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated: May 23, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia".

Melanie Garcia

15925-2024

Property Detail

Location Address : 14566 11TH TER
Municipality : LOXAHATCHEE GROVES
Parcel Control Number : 41-41-43-17-01-349-0040
Subdivision : LOXAHATCHEE GROVES IN
Official Records Book/Page : 05643 / 1670
Sale Date : 04/01/1988
Legal Description : LOXAHATCHEE GROVES W 140 FT OF E 380 FT OF S 344.8 FT OF TR 49 BLK C

Owner Information**Owner(s)**

DUC NGUYEN TOAN

Mailing Address
 52 HAVEMEYER LN
 OLD GREENWICH CT 06870 1232
Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/01/1988	\$30,000	05643 / 01670	WARRANTY DEED	
03/01/1987	\$28,500	05203 / 01432	WARRANTY DEED	
01/01/1978	\$100	02891 / 00214		
01/01/1970	\$1,000	01798 / 01335	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$135,420	\$166,500	\$185,370	\$98,801	\$78,144
Total Market Value	\$135,420	\$166,500	\$185,370	\$98,801	\$78,144

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$68,679	\$62,435	\$56,759	\$51,599	\$46,908
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$68,679	\$62,435	\$56,759	\$51,599	\$46,908

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,763	\$1,861	\$1,933	\$1,331	\$1,170
NON AD VALOREM	\$244	\$222	\$222	\$222	\$222
TOTAL TAX	\$2,006	\$2,082	\$2,154	\$1,553	\$1,392

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

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](/zip-code-lookup.htm?bycitystate)[Cities by ZIP Code \(/zip-code-lookup.htm?citybyzipcode\)](/zip-code-lookup.htm?citybyzipcode)[FAQs](#)<https://www.usps.com/zip-code-lookup.htm>

Look Up a ZIP Code™ [FAQs](#)

ZIP Code™ by Address

You entered:

14585 11 TH TERRACE
LOXAHATCHEE GROVES 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))

14585 11TH TER
LOXAHATCHEE GROVES FL **33470-4828**

[Look Up Another ZIP Code™](#)[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)[Feedback](#)

Do Not Scan