



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	202501312
Owner	DESAI DEVANG & DESAI SADHANA & DASAI SUNDER 425 N K ST LAKE WORTH BEACH FLORIDA 33460-3010	Certificate *	15093
		Issue Date	05/31/2024
Property Description	TOWN OF LAKE WORTH LTS 19 & 20 BLK 114	Parcel ID	38-43-44-21-15-114-0190
		Alternate Parcel ID	102111247

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)
15779	05/31/2025	\$10,387.08	\$523.68		\$10,910.76
15093 *	05/31/2024	\$9,923.14	\$496.16		\$10,419.30
* Applying Certificate				Part 2: Total	\$21,330.06

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)	\$21,330.06
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$8,278.96
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)	\$451.04
8. Total of lines 1 through 7	Part 4: Total \$30,520.66

MAY 28 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

05/28/2026

Date

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

LC
R.A.



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Page 1 of 2

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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)
15779	05/31/2025	\$10,387 08	\$523 68		\$10,910 76
15093 *	05/31/2024	\$9,923 14	\$496 16		\$10,419 30
				Part 2 Total	\$21,330 06

* 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)	\$21,330 06
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$8,278 96
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)	\$451 04
8 Total of lines 1 through 7	Part 4 Total \$30,520 66

20 MAY 28 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

05/28/2026

Date

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

LC

App Date 04/01/2026
TDA Num 202501312
Certificate 15093
Issued 05/31/2024
Parcel ID 38-43-44-21-15-114-0190

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Section 197 502 and 197 542, Florida Statutes

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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)	\$12 50
17 Plus one-half of the assessed value of homestead property, if applicable under s 197 502, F S	\$179,467 00
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 38-43-44-21-15-114-0190

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
15093 *	05/31/2024	TOWN OF LAKE WORTH LTS 19 & 20 BLK 114
15779	05/31/2025	TOWN OF LAKE WORTH LTS 19 & 20 BLK 114

* = 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:38-43-44-21-15-114-0190

CERTIFICATE:15093

YEAR:2023

HOMESTEAD: Yes

ASSESSED VALUE: \$358,934 00

LAST ASSESSED PARTY ON TAX ROLL:

DESAI DEVANG & DESAI SADHANA & DASAI SUNDER

425 N K ST
LAKE WORTH BEACH, FLORIDA 33460-3010 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

Property Information Report



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

CERTIFICATE NO 2024-15093

Property Information Report

PCN 38-43-44-21-15-114-0190

EFFECTIVE DATE AND TIME 05/14/2026 at 8 00 A M

1 Tax Search Report Issued to

TAX COLLECTOR, PALM BEACH COUNTY

2 Title vested in at the effective date

Devang Desai, a single man, and Sadhana Desai and Sunder Desai, wife and husband, as joint tenants with rights of survivorship, by virtue of Warranty Deed recorded 09/01/2022 in Official Records Book 33813, Page 1342

425 North K St
Lake Worth, FL 33460

3 Legal description as described in vesting instrument

Lots 19 and 20, Block 114, The Palm Beach Farms Co. Plat No. 2, The Townsite of Lucerne n/k/a Lake Worth, according to the plat thereof as recorded in Plat Book 2, Page 29, Public Records of Palm Beach County, Florida.

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Property Information Report



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CERTIFICATE NO 2024-15093

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)

None

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CERTIFICATE NO 2024-15093

NOTE Tax Assessment Roll Information

PCN 38-43-44-21-15-114-0190

Legal Description

TOWN OF LAKE WORTH LTS 19 & 20 BLK 114

Name Last Assessed

Desai Devang & Desai Sadhana & Desai Sunder

Address

425 N K St
Lake Worth Beach, FL 33460-3010

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CERTIFICATE NO 2024-15093

DISCLAIMER AND SIGNATURE PAGE

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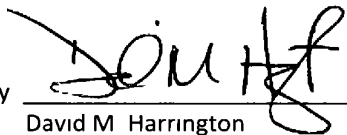
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Dated May 20, 2026

FORSETI REAL ESTATE SERVICES

By 
David M. Harrington

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15093-2024

Property Detail

Location Address 425 N K ST
Municipality . LAKE WORTH BEACH
Parcel Control Number . 38-43-44-21-15-114-0190
Subdivision . LAKE WORTH TOWN OF
Official Records Book/Page . 33813 / 1342
Sale Date : 08/29/2022
Legal Description TOWN OF LAKE WORTH LTS 19 & 20 BLK 114

Owner Information

Owner(s)	Mailing Address
DESAI DEVANG & DESAI SADHANA DESAI SUNDER &	425 N K ST LAKE WORTH BEACH FL 33460 3010

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/29/2022	\$425,000	33813 / 01342	WARRANTY DEED	DESAI DEVANG &
05/25/2012	\$92,500	25237 / 00606	WARRANTY DEED	COHEN JACOB
10/11/2011	\$36,600	24790 / 00941	CERT OF TITLE	OLMSTEAD PROPERTIES LLC
12/12/2002	\$10	14689 / 01565	WARRANTY DEED	KAROGLAN JOZO
12/12/2002	\$117,000	14575 / 00199	WARRANTY DEED	KAROGLAN JOZO
06/01/1999	\$100	11318 / 00257	WARRANTY DEED	UGARTE FRANK & SARAJANE
06/01/1999	\$77,500	11153 / 01060	WARRANTY DEED	
09/01/1997	\$100	10003 / 01297	WARRANTY DEED	
10/01/1989	\$100	06242 / 01817	WARRANTY DEED	
01/01/1980	\$63,000	03355 / 01271		
01/01/1977	\$24,000	02750 / 01751		

Exemption Information

Applicant/Owner(s)	Year	Detail
DESAI DEVANG &	2026	ADDITIONAL HOMESTEAD
DESAI DEVANG &	2026	HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$159,559	\$167,281	\$169,371	\$141,507	\$122,720
Land Value	\$199,375	\$213,100	\$194,950	\$222,750	\$62,000
Total Market Value	\$358,934	\$380,381	\$364,321	\$364,257	\$184,720

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$358,934	\$380,381	\$364,321	\$203,192	\$184,720
Exemption Amount	\$50,722	\$0	\$0	\$0	\$0
Taxable Value	\$308,212	\$380,381	\$364,321	\$203,192	\$184,720

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$6,823	\$8,419	\$8,115	\$5,657	\$4,321
NON AD VALOREM	\$1,194	\$1,166	\$1,050	\$1,015	\$1,003
TOTAL TAX	\$8,017	\$9,584	\$9,165	\$6,672	\$5,324

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LAKE WORTH BEACH FL **33460-3010**

425 N K ST
LAKE WORTH BEACH FL **33460-3010**

425 N K ST
LAKE WORTH BEACH FL **33460-3011**

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