



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	202600043
Owner	HABASHY PETER 4388 GOLFERS CIR W PALM BEACH GARDENS FLORIDA 33410-4632	Certificate *	18820
		Issue Date	05/31/2024
Property Description	PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH UNIT 817D	Parcel ID	68-43-42-17-38-817-0040
		Alternate Parcel ID	102191568

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)
19725	05/31/2025	\$3,348.69	\$176.50		\$3,525.19
18820 *	05/31/2024	\$2,665.27	\$133.26		\$2,798.53
				Part 2: Total	\$6,323.72

* 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)	\$6,323.72
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$3,197.25
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)	\$299.45
8. Total of lines 1 through 7	Part 4: Total \$10,281.02

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 08:31:42 -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.

LC
TR



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Page 1 of 2

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19725	05/31/2025	\$3,348 69	\$176 50		\$3,525 19
18820 *	05/31/2024	\$2,665 27	\$133 26		\$2,798 53
				Part 2 Total	\$6,323 72

* 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)	\$6,323 72
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$3,197 25
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)	\$299 45
8 Total of lines 1 through 7	Part 4 Total \$10,281 02

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@pbcctax.com
C=AD O=Palm Beach County Tax Collector
Date: 2026.06.03 08:31:42 -0500

Palm Beach County, Florida

Signature, Tax Collector or Designee

06/02/2026

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 202501325
Certificate 18820
Issued 05/31/2024
Parcel ID 68-43-42-17-38-817-0040

CERTIFICATION OF TAX DEED APPLICATION

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	
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 68-43-42-17-38-817-0040

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
18820 *	05/31/2024	PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH UNIT 817D
19725	05/31/2025	PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH UNIT 817D

* = Applying Certificate

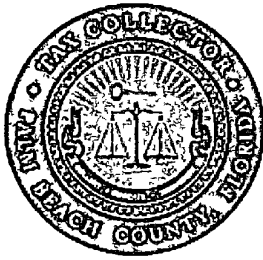
I agree to

- 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:68-43-42-17-38-817-0040
CERTIFICATE:18820
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$150,000.00

LAST ASSESSED PARTY ON TAX ROLL:

HABASHY PETER

4388 GOLFERS CIR W
PALM BEACH GARDENS, FLORIDA 33410-4632 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

PINEAPPLE GROVE CONDOMINIUM OF NORTH
PALM BEACH CONDOMINIUM ASSOCIATION,
INC.
C/O REALTIME PROPERTY MANAGEMENT
612 N. ORANGE AVE., BLDG. C-4
JUPITER, FL 33458



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail com

PROPERTY INFORMATION REPORT

Certificate No. 18820-2024

PCN: 68-43-42-17-38-817-0040

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

PETER HABASHY, a single man, by virtue of Warranty Deed recorded on 08/30/2023 in Official Records Book 34529, Page 423

Address as shown in vesting document:

4388 Golfers Circle

Palm Beach Gardens, FL 33410

- 3 Legal description as described in vesting instrument

Unit 817D of PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 19217, Page(s) 624, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

NOTE Multi-Parcel Deed Specific to Unit 817D



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail com

PROPERTY INFORMATION REPORT

Certificate No. 18820-2024

PCN: 68-43-42-17-38-817-0040

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

Pineapple Grove Condominium of North Palm Beach Condominium Association, Inc
c/o Realtime Property Management
612 N Orange Ave , Bldg C-4
Jupiter, FL 33458

NOTE Tax Assessment Roll Information

PCN	68-43-42-17-38-817-0040
Legal Description	PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH UNIT 817D
Name Last Assessed	HABASHY PETER
Address	4388 GOLFERS CIR W PALM BEACH GARDENS FL 33410 4632



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail com

PROPERTY INFORMATION REPORT

Certificate No 18820-2024

PCN: 68-43-42-17-38-817-0040

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

Melanie Garcia

Property Detail

18820-2024

Location Address : 817 LIGHTHOUSE DR UNIT D
Municipality : NORTH PALM BEACH
Parcel Control Number : 68-43-42-17-38-817-0040
Subdivision : PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH
Official Records Book/Page : 34529 / 423
Sale Date : 08/24/2023
Legal Description : PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH UNIT 817D

Owner Information

Owner(s)	Mailing Address
HABASHY PETER	4388 GOLFERS CIR W PALM BEACH GARDENS FL 33410 4632

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/24/2023	\$775,000	34529 / 00423	WARRANTY DEED	HABASHY PETER
12/11/2018	\$450,000	30321 / 01589	WARRANTY DEED	R&M1974 PROPERTIES LLC
08/28/2006	\$142,000	20871 / 01793	WARRANTY DEED	WACHTER JACLYN

Exemption Information

No Exemption Information Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$150,000	\$150,000	\$125,000	\$116,600	\$98,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$150,000	\$150,000	\$125,000	\$116,600	\$98,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$150,000	\$150,000	\$118,580	\$107,800	\$98,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$150,000	\$150,000	\$118,580	\$107,800	\$98,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$2,949	\$2,949	\$2,330	\$2,192	\$1,997
NON AD VALOREM	\$135	\$128	\$124	\$121	\$117
TOTAL TAX	\$3,083	\$3,076	\$2,454	\$2,313	\$2,114

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

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[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](#)

[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](#)

[FAQs \(https://www.usps.gov/zip-code-lookup/faq.htm\)](#)

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Go to

ZIP Code™ by Address

You entered:

817 LIGHTHOUSE DR UNIT D
NORTH PALM BEACH 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)**

817 LIGHTHOUSE DR APT D
NORTH PALM BEACH FL **33408-4723**

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](#)

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Detail by Entity Name

Florida Not For Profit Corporation

PINEAPPLE GROVE CONDOMINIUM OF NORTH PALM BEACH CONDOMINIUM ASSOCIATION INC

Filing Information

Document Number	N05000009063
FEI/EIN Number	20-3482397
Date Filed	09/01/2005
State	FL
Status	ACTIVE
Last Event	NAME CHANGE AMENDMENT
Event Date Filed	10/17/2005
Event Effective Date	NONE

Principal Address

C/O Realtime Property Management
612 N Orange Ave, Bldg C-4
Jupiter, FL 33458

Changed 04/24/2024

Mailing Address

C/O Realtime Property Management
612 N Orange Ave, Bldg C-4
Jupiter, FL 33458

Changed 04/24/2024

Registered Agent Name & Address

White, Beth
C/O Realtime Property Management
612 N Orange Ave, Bldg C-4
Jupiter, FL 33458

Name Changed 04/24/2024

Address Changed 04/24/2024

Officer/Director Detail

Name & Address

Title PRES