



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	202600047
Owner	HOLY UNION PB LIMITED 2ND FLOOR ST GEORGE'S COURT UPPER CHURCH STREET DOUGLAS ISLE OF MAN GREAT BRITAIN & NRTHRN IRELAND 1M1 1EE	Certificate *	16438
		Issue Date	05/31/2024
Property Description	ROYAL PARK ADD LTS 19 TO 21 INC BLK 1	Parcel ID	50-43-43-23-05-001-0190
		Alternate Parcel ID	102131210

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)
16438 *	05/31/2024	\$113,182.37	\$10,304.31		\$123,486.68
Part 2: Total					\$123,486.68

* 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)	\$123,486.68
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$139,120.64
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)	\$7,892.04
8. Total of lines 1 through 7	Part 4: Total \$270,959.96

RECEIVED
JUN 04 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

06/03/2026

Date

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

R.A.
TR



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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: 50-43-43-23-05-001-0190

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
16438 *	05/31/2024	ROYAL PARK ADD LTS 19 TO 21 INC BLK 1

* = 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:50-43-43-23-05-001-0190

CERTIFICATE:16438

YEAR:2023

HOMESTEAD: No

ASSESSED VALUE: \$8,000,185.00

LAST ASSESSED PARTY ON TAX ROLL:

HOLY UNION PB LIMITED

2ND FLOOR ST GEORGE'S COURT
UPPER CHURCH STREET DOUGLAS ISLE OF MAN
GREAT BRITAIN & NRTHRN IRELAND IM1 1EE

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16438-2024

PCN: 50-43-43-23-05-001-0190

Effective Date and Time: May 28, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

HOLY UNION PB LIMITED, an Isle of Man company, by virtue of General Warranty Deed recorded on 03/05/2021 in Official Records Book 32260, Page 1141

Address as shown in vesting document:

2ND Floor, St George's Court
Upper Church Street
Douglas, Isle of Man, IM1 1EE

3. Legal description as described in vesting instrument:

Lots 19, 20 and 21, Block 1, ROYAL PARK ADDITION, according to the map or plat thereof as recorded in Plat Book 4, page 1 of the Public Records of Palm Beach County, Florida.



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16438-2024

PCN: 50-43-43-23-05-001-0190

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: 50-43-43-23-05-001-0190

Legal Description: ROYAL PARK ADD LTS 19 TO 21 INC BLK 1

Name Last Assessed: HOLY UNION PB LIMITED

Address: 2ND FLOOR , ST GEORGE'S COURT UPPER CHURCH STREET
DOUGLAS ISLE OF MAN IM11EE GREAT BRITAIN & NRTHRN
IRELAND



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

PROPERTY INFORMATION REPORT

Certificate No. 16438-2024

PCN: 50-43-43-23-05-001-0190

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).

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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 29, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia", is written over a horizontal line.

Melanie Garcia

16438-2024

Property Detail

Location Address : 411 BRAZILIAN AVE
Municipality : PALM BEACH
Parcel Control Number : 50-43-43-23-05-001-0190
Subdivision : ROYAL PARK ADD TO P B IN
Official Records Book/Page : 32260 / 1141
Sale Date : 03/02/2021
Legal Description : ROYAL PARK ADD LTS 19 TO 21 INC BLK 1

Owner Information

Owner(s)	Mailing Address
HOLY UNION PB LIMITED	2ND FLOOR , ST GEORGE'S COURT UPPER CHURCH STREET DOUGLAS ISLE OF MAN IM11EE GREAT BRITAIN & NRTHRN IRELAND

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/02/2021	\$5,250,000	32260 / 01141	WARRANTY DEED	HOLY UNION PB LIMITED
01/29/2016	\$10	28261 / 00630	QUIT CLAIM	CLONINGER JEFFREY A
10/01/1997	\$410,000	10022 / 00179	WARRANTY DEED	
05/01/1992	\$100	07245 / 01342	QUIT CLAIM	
05/01/1991	\$100	06849 / 00931	QUIT CLAIM	
08/01/1984	\$100	04329 / 00055	WARRANTY DEED	
01/01/1984	\$409,400	04138 / 00223	WARRANTY DEED	
04/01/1983	\$373,500	03931 / 01399	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 0
***Total Square Feet :** 0
Acres : .31
Property Use Code : 0000—VACANT
Zoning : R-C—MEDIUM DENSITY RESIDENTIAL (50-PALM BEACH)

Building Details**Structural Details**

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	

No Image Found

Property Extra Feature

Description	Year Built	Units
Wall	1925	1270

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	R-C	0.3099

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$4,664	\$4,207	\$4,207	\$4,207	\$343,120
Land Value	\$10,462,500	\$8,775,000	\$7,371,000	\$6,006,450	\$4,455,000
Total Market Value	\$10,467,164	\$8,779,207	\$7,375,207	\$6,010,657	\$4,798,120

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$8,000,185	\$7,272,895	\$6,611,723	\$6,010,657	\$830,135
Exemption Amount	\$0	\$0	\$0	\$0	\$50,000
Taxable Value	\$8,000,185	\$7,272,895	\$6,611,723	\$6,010,657	\$780,135

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$134,549	\$117,662	\$104,189	\$93,136	\$12,830
NON AD VALOREM	\$499	\$499	\$454	\$454	\$1,165
TOTAL TAX	\$135,048	\$118,161	\$104,643	\$93,589	\$13,995

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

ZIP Code™ by Address (/zip-code-lookup.htm?byaddress)

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

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

FAQs

(https://www.usps.
faqs.htm)

Look Up a ZIP Code™

FAQs

Go to

ZIP Code™ by Address

You entered:

411 BRAZILIAN AVE
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)

411 BRAZILIAN AVE
PALM BEACH FL **33480-4501**

411 BRAZILIAN AVE
PALM BEACH FL **33480-4501**

411 BRAZILIAN AVE
PALM BEACH FL **33480-4502**

411 BRAZILIAN AVE APT A
PALM BEACH FL **33480-4503**

(ODD Range 401 - 499) BRAZILIAN AVE
PALM BEACH FL **33480-4521**

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