



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	202600056
Owner	CLEMENTS SHAWN 217 N SEACREST BLVD UNIT 1214 BOYNTON BEACH FLORIDA 33425-6951	Certificate *	21227
		Issue Date	05/31/2024
Property Description	REPL OF TR E OF ROOSEVELT ESTATES REPLAT LT 17 BLK 52	Parcel ID	74-43-43-17-01-052-0170
		Alternate Parcel ID	102255286

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)
21227 *	05/31/2024	\$4,093.84	\$204.69		\$4,298.53
				Part 2: Total	\$4,298.53

* 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)
22247	05/31/2025	\$4,466.89	\$266.15	\$6.25	\$4,739.29
				Part 3: Total	\$4,739.29

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)	\$9,037.82
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$4,699.97
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)	\$425.95
8. Total of lines 1 through 7	Part 4: Total
	\$14,624.34

RECEIVED
JUN 08 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

Palm Beach County, Florida

Signature, Tax Collector or Designee

06/08/2026

Date

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

T.C. Y.L.
TR



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Column 1

Column 2

Column 3

Column 4

Column 5

Column 6

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Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/08/2026

Date

T.C. Y.L.

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

App Date: 04/01/2026
TDA Num: 202501338
Certificate: 21227
Issued: 05/31/2024
Parcel ID: 74-43-43-17-01-052-0170

CERTIFICATION OF TAX DEED APPLICATION

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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: 74-43-43-17-01-052-0170

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
21227 *	05/31/2024	REPL OF TR E OF ROOSEVELT ESTATES REPLAT LT 17 BLK 52

* = 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:74-43-43-17-01-052-0170
CERTIFICATE:21227
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$186,481.00

LAST ASSESSED PARTY ON TAX ROLL:

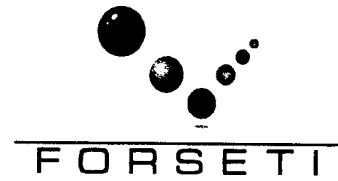
CLEMENTS SHAWN

217 N SEACREST BLVD UNIT 1214
BOYNTON BEACH, FLORIDA 33425-6951 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. 2024-21227

Property Information Report

PCN: 74-43-43-17-01-052-0170

EFFECTIVE DATE AND TIME: 05/28/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

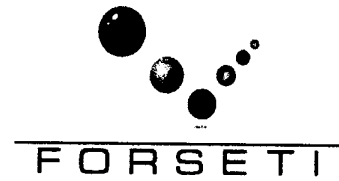
Shawn Clements, by virtue of Quitclaim Deed recorded 10/16/2020 in Official Records Book 31829, Page 1128.

217 N. Seacrest Blvd. #1214
Boynton Beach, FL 33425

3. Legal description as described in vesting instrument:

*Lot 17, Block 52, Repub of trce "E" of the
Repub of Part of Roosevelt Estates, according to
the Plat filed on file in the office of the Clerk
of the Circuit Court in and for Palm Beach County,
Florida, recorded in Plat Book 26, Page 1911*

Property Information Report



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

CERTIFICATE NO. 2024-21227

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")

Order Imposing Fine/Lien recorded 04/17/2009 in Official Records Book 23182, Page 1335.

Order Imposing Fine/Lien recorded 08/21/2017 in Official Records Book 29303, Page 516.

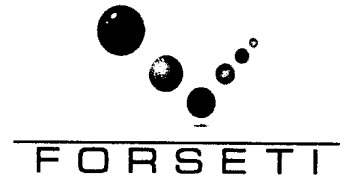
Order Imposing Fine/Lien recorded 08/21/2017 in Official Records Book 29303, Page 517.

City of West Palm Beach
Code Compliance
100 S. Dixie Hwy.
West Palm Beach, FL 33401

City of West Palm Beach
Code Compliance
401 Clematis St.
West Palm Beach, FL 33401

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Property Information Report



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CERTIFICATE NO. 2024-21227

Assessment Lien recorded 03/27/2024 in Official Records Book 34913, Page 1159.

City of West Palm Beach

Address not provided

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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Property Information Report



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CERTIFICATE NO. 2024-21227

NOTE: Tax Assessment Roll Information:

PCN: 74-43-43-17-01-052-0170

Legal Description:

REPL OF TR E OF ROOSEVELT ESTATES REPLAT LT 17 BLK 52

Name Last Assessed:

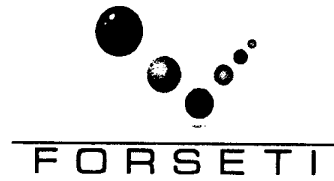
Clements Shawn

Address:

217 N. Seacrest Blvd. Unit 1214
Boynton Beach, FL 33425-6951

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CERTIFICATE NO. 2024-21227

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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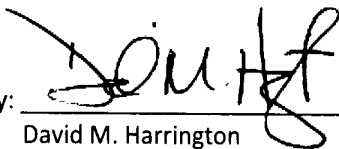
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD 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 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.

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Dated: June 8, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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2/227-2024

Property Detail

Location Address : 1411 7TH ST
Municipality : WEST PALM BEACH
Parcel Control Number : 74-43-43-17-01-052-0170
Subdivision : ROOSEVELT ESTS REPL OF TR E IN
Official Records Book/Page : 31829 / 1128
Sale Date : 10/16/2020
Legal Description : REPL OF TR E OF ROOSEVELT ESTATES REPLAT LT 17 BLK 52

Owner Information**Owner(s)**

CLEMENTS SHAWN

Mailing Address

217 N SEACREST BLVD UNIT 1214
 BOYNTON BEACH FL 33425 6951

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/16/2020	\$10	31829 / 01128	QUIT CLAIM	CLEMENTS SHAWN
11/05/2019	\$10	31005 / 00207	QUIT CLAIM	MURRAY YOLANDA M
08/07/2006	\$0	20888 / 01271	QUIT CLAIM	MATTHEWS CYNTHIA J
01/17/2002	\$1	13320 / 01511	QUIT CLAIM	PARRISH LULA T &
11/21/2001	\$10	13276 / 01412	QUIT CLAIM	PARRISH LULA T

Exemption Information

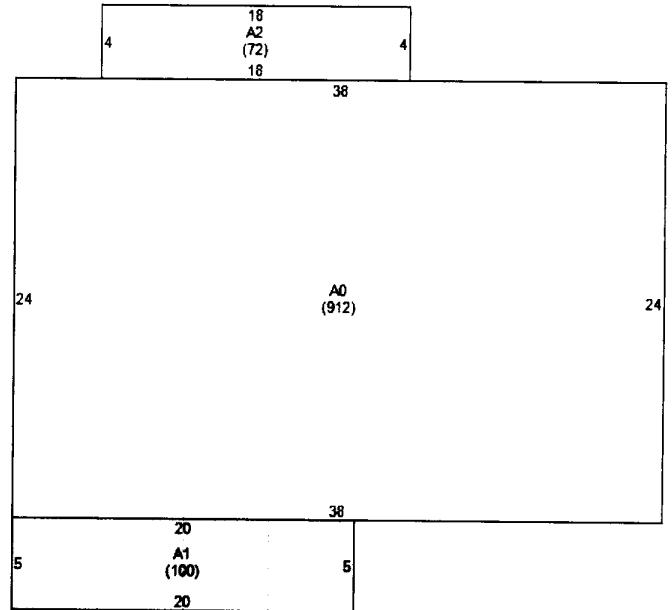
No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 1084**Acres :** .14**Property Use Code :** 0100—SINGLE FAMILY**Zoning :** SF7—SINGLE-FAMILY LOW DENSITY (74-WEST PALM BEACH)**Building Details****Structural Details****Structural Element for Building 1****Sketch for Building 1**

Bldg Type	SFR
Exterior Wall 1	MSY: CB STUCCO
Year Built	1962
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	NONE
Bed Rooms	0
Full Baths	1
Half Baths	0
Exterior Wall 2	NONE
Roof Structure	GABLE/HIP
Roof Cover	ASPHALT/COMPOSITION
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	TERAZZO MONOLITHIC
Floor Type 2	N/A
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	912
FOP Finished Open Porch	72
FOP Finished Open Porch	100
Total Square Footage	1084
Area Under Air	912



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	SF7	0.1389

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$121,502	\$120,696	\$122,472	\$92,947	\$82,368
Land Value	\$132,100	\$104,100	\$79,895	\$80,000	\$45,000
Total Market Value	\$253,602	\$224,796	\$202,367	\$172,947	\$127,368

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$186,481	\$169,528	\$154,116	\$140,105	\$127,368
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$186,481	\$169,528	\$154,116	\$140,105	\$127,368

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$4,237	\$3,816	\$3,487	\$3,167	\$2,770
NON AD VALOREM	\$305	\$294	\$288	\$284	\$278
TOTAL TAX	\$4,542	\$4,110	\$3,775	\$3,451	\$3,048

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

21227-2024

Look Up a ZIP Code™

FAQs

Go to

ZIP Code™ by Address

You entered:

1411 7TH ST
WEST 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](/zip-code-lookup.htm?byaddress))

1411 7TH ST
WEST PALM BEACH FL **33401-3027**

Feedback

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ZIP Code™ by Address

You entered:

217 N SEACREST BLVD UNIT 1214
BOYNTON 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](/zip-code-lookup.htm?byaddress))

217 N SEACREST BLVD UNIT 1214
BOYNTON BEACH FL **33425-6951**

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