



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	202600069
Owner	WANG YALI 133 BAO LONG RD RM 1205 BLDG 5 LUO HU SHENZHEN CITY GUANGDONG CHINE	Certificate *	20223
		Issue Date	05/31/2024
Property Description	CHARLESTON COMMONS LT 101	Parcel ID	74-42-43-11-07-000-1010
		Alternate Parcel ID	102288233

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)
20223 *	05/31/2024	\$7,125.11	\$955.95		\$8,081.06
				Part 2: Total	\$8,081.06

* 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)	\$8,081.06
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$7,792.99
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)	\$490.04
8. Total of lines 1 through 7	Part 4: Total \$16,824.69

JUN 15 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: 2026.06.15 13:06:22 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/15/2026

Date

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



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Page 1 of 2

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RECEIVED
JUN 15 2026

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Date: 2026.06.15 13:06:22 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/15/2026

Date

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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)	\$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: 74-42-43-11-07-000-1010

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
20223 *	05/31/2024	CHARLESTON COMMONS LT 101

* = 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:74-42-43-11-07-000-1010
CERTIFICATE:20223
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$351,384.00

LAST ASSESSED PARTY ON TAX ROLL:

WANG YALI

133 BAO LONG RD RM 1205 BLDG 5
LUO HU SHENZHEN CITY
GUANGDONG CHINA

OTHER NAMES TO BE NOTIFIED:

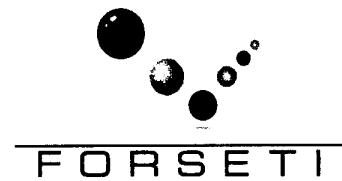
MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

NAUTICA HOMEOWNERS ASSOCIATION, INC.
8000 BERMUDA SOUND WAY
BOYNTON BEACH, FL 33436

CHARLESTON COMMONS COMMUNITY
ASSOCIATION, INC.
7000 ATLANTIC AVE. STE. 200
DELRAY BEACH, FL 33446

NAUTICA HOMEOWNERS ASSOCIATION, INC.
C/O SEACREST SERVICES INC.
2101 CENTREPARK WEST DRIVE SUITE 110
WEST PALM BEACH, FL 33409

Property Information Report



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

CERTIFICATE NO. 2024-20223

Property Information Report

PCN: 74-42-43-11-07-000-1010

EFFECTIVE DATE AND TIME: 06/08/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Yali Wang, a single man, by virtue of Special Warranty Deed recorded 12/10/2015 in Official Records Book 27978, Page 484.

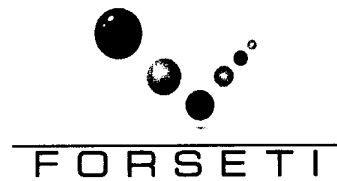
Room 1205, Building 5, NO 133 Bao Long Rd. Luo Hu
Shenzhen City
Guangdong Province
China

3. Legal description as described in vesting instrument:

Lot 101, of CHARLESTON COMMONS, according to the Plat thereof, as recorded in Plat Book 118, Page 73, of the Public Records of Palm Beach County, Florida.

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Property Information Report



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

CERTIFICATE NO. 2024-20223

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 08/08/2022 in Official Records Book 33763, Page 289.

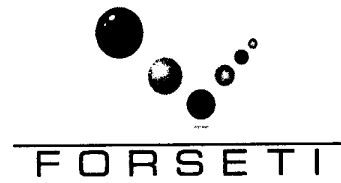
City of West Palm Beach
Code Compliance
401 Clematis St.
West Palm Beach, FL 33401

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)

Charleston Commons Community Association, Inc.
7000 Atlantic Ave.
Ste. 200
Delray Beach, FL 33446
(HOA)

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Property Information Report



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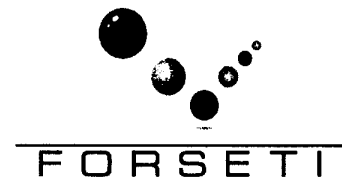
CERTIFICATE NO. 2024-20223

Nautica Homeowners Association, Inc.
8000 Bermuda Sound Way
Boynton Beach, FL 33436
(HOA)

Nautica Homeowners Association, Inc.
c/o Seacrest Services Inc.
2101 Centrepark West Drive Suite 110
West Palm Beach, FL 33409
(Sunbiz Mailing Address)

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Property Information Report



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CERTIFICATE NO. 2024-20223

NOTE: Tax Assessment Roll Information:

PCN: 74-42-43-11-07-000-1010

Legal Description:

CHARLESTON COMMONS LT 101

Name Last Assessed:

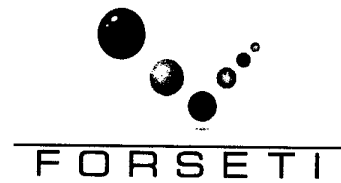
Wang Yali

Address:

133 Bao Long Rd. RM 1205 BLDG 5
Luo Hu Shenzhen City
Guangdong China

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Property Information Report



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CERTIFICATE NO. 2024-20223

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

THE ATTACHED SEARCH IS ISSUED TO THE PALM BEACH COUNTY TAX COLLECTOR SOLEY. THE ATTACHED SEARCH MAY NOT BE RELIED UPON BY ANY OTHER PARTY. NO LIABILITY IS ASSUMED BY FORSETI REAL ESTATE SERVICES 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. (ADD COMPANY) 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.

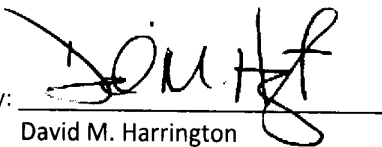
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD 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 15, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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Property Detail

Location Address : 4304 BREWSTER LN

Municipality : WEST PALM BEACH

Parcel Control Number : 74-42-43-11-07-000-1010

Subdivision : CHARLESTON COMMONS

Official Records Book/Page : 27978 / 484

Sale Date : 08/31/2015

Legal Description : CHARLESTON COMMONS LT 101

Owner Information

Owner(s)	Mailing Address
1. Owner(s) 2. Owner(s) 3. Owner(s) 4. Owner(s) 5. Owner(s) 6. Owner(s) 7. Owner(s) 8. Owner(s) 9. Owner(s) 10. Owner(s) 11. Owner(s) 12. Owner(s) 13. Owner(s) 14. Owner(s) 15. Owner(s) 16. Owner(s) 17. Owner(s) 18. Owner(s) 19. Owner(s) 20. Owner(s) 21. Owner(s) 22. Owner(s) 23. Owner(s) 24. Owner(s) 25. Owner(s) 26. Owner(s) 27. Owner(s) 28. Owner(s) 29. Owner(s) 30. Owner(s) 31. Owner(s) 32. Owner(s) 33. Owner(s) 34. Owner(s) 35. Owner(s) 36. Owner(s) 37. Owner(s) 38. Owner(s) 39. Owner(s) 40. Owner(s) 41. Owner(s) 42. Owner(s) 43. Owner(s) 44. Owner(s) 45. Owner(s) 46. Owner(s) 47. Owner(s) 48. Owner(s) 49. Owner(s) 50. Owner(s)	1. Mailing Address 2. Mailing Address 3. Mailing Address 4. Mailing Address 5. Mailing Address 6. Mailing Address 7. Mailing Address 8. Mailing Address 9. Mailing Address 10. Mailing Address 11. Mailing Address 12. Mailing Address 13. Mailing Address 14. Mailing Address 15. Mailing Address 16. Mailing Address 17. Mailing Address 18. Mailing Address 19. Mailing Address 20. Mailing Address 21. Mailing Address 22. Mailing Address 23. Mailing Address 24. Mailing Address 25. Mailing Address 26. Mailing Address 27. Mailing Address 28. Mailing Address 29. Mailing Address 30. Mailing Address 31. Mailing Address 32. Mailing Address 33. Mailing Address 34. Mailing Address 35. Mailing Address 36. Mailing Address 37. Mailing Address 38. Mailing Address 39. Mailing Address 40. Mailing Address 41. Mailing Address 42. Mailing Address 43. Mailing Address 44. Mailing Address 45. Mailing Address 46. Mailing Address 47. Mailing Address 48. Mailing Address 49. Mailing Address 50. Mailing Address

WANG YALI 133 BAO LONG RD RM 1205 BLDG 5 LUO HU SHENZHEN CITY GUANGDONG CHINA

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/31/2015	\$250,000	27978 / 00484	WARRANTY DEED	WANG YALI

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1

***Total Square Feet : 2081**

Acres : .04

Property Use Code : 0110—TOWNHOUSE

Zoning : RPD—RESIDENTIAL PLANNED DEV (74-WEST PALM BEACH)

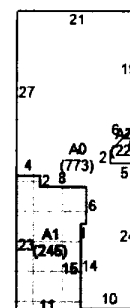
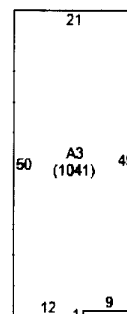
Building Details

Structural Details

Structural Element for Building 1

Bldg Type	TOWNHOUSE
Exterior Wall 1	MSY: CB STUCCO
Year Built	2015
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	4
Full Baths	3
Half Baths	0
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	2

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
FUS Finished Upper Story	1041
BAS Base Area	773
FOP Finished Open Porch	22
FGR Finished Garage	245

Total Square Footage	2081
Area Under Air	1814

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
1	SFR	RPD	0.0412

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$362,000	\$360,000	\$340,000	\$288,900	\$240,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$362,000	\$360,000	\$340,000	\$288,900	\$240,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$351,384	\$319,440	\$290,400	\$264,000	\$240,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$351,384	\$319,440	\$290,400	\$264,000	\$240,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$7,252	\$6,790	\$6,303	\$5,727	\$5,219
NON AD VALOREM	\$293	\$278	\$274	\$265	\$261
TOTAL TAX	\$7,545	\$7,067	\$6,578	\$5,993	\$5,480

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

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Look Up a ZIP Code™

ZIP Code™ by Address

You entered:

4304 BREWSTER LN
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))**

4304 BREWSTER LN
WEST PALM BEACH FL **33417-8354**

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



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Detail by Entity Name

Florida Not For Profit Corporation

CHARLESTON COMMONS COMMUNITY ASSOCIATION, INC.

Filing Information

Document Number N14000010379
FEI/EIN Number 47-2319808
Date Filed 11/10/2014
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 03/21/2017
Event Effective Date NONE

Principal Address

7000 Atlantic Ave
SUITE 200
Delray Beach, FL 33446

Changed: 04/04/2023

Mailing Address

7000 Atlantic Ave
suite 200
Delray Beach, FL 33446

Changed: 04/04/2023

Registered Agent Name & Address

KSN LAW
2101 NW CORPORATE BLVD., STE 410
BOCA RATON, FL 33431

Name Changed: 03/26/2025

Address Changed: 08/27/2020

Officer/Director Detail

Name & Address

Title President

NICHOLSON, RACQUEL
 7000 Atlantic Ave
 SUITE 200
 Delray Beach, FL 33446

Title Treasurer, VP

CLEMONS, KESHIA
 7000 Atlantic Ave
 SUITE 200
 Delray Beach, FL 33446

Title Secretary

Edrees, Nayf
 7000 Atlantic Ave
 SUITE 200
 Delray Beach, FL 33446

Annual Reports

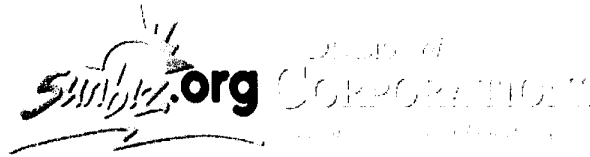
Report Year	Filed Date
2024	04/29/2024
2025	03/26/2025
2026	04/16/2026

Document Images

04/16/2026 -- ANNUAL REPORT	View image in PDF format
03/26/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
02/09/2022 -- ANNUAL REPORT	View image in PDF format
03/03/2021 -- ANNUAL REPORT	View image in PDF format
08/27/2020 -- Reg. Agent Change	View image in PDF format
05/15/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/11/2019 -- ANNUAL REPORT	View image in PDF format
10/03/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
08/08/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/21/2017 -- Amendment	View image in PDF format
01/26/2017 -- ANNUAL REPORT	View image in PDF format
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Florida Not For Profit Corporation

NAUTICA HOMEOWNERS ASSOCIATION, INC.

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