



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	RICHARD III LLC 18305 BISCAYNE BLVD SUITE 400 AVENTURA, FL 33160	Apply Date	4/28/2008
		TDA Number	
Owner	KHAN NASRIN M MAIAH MOHAMMAD K & 5084 BRIGHT GALAXY LN GREENACRES FL 33463-5941	Certificate *	3128
		Issue Date	06/1/2006
Property Description	MERLIN PARK REV PLAT LT 75	Parcel ID	00-42-43-25-03-000-0750
		Alternate Parcel ID	

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)
3128*	06/01/2006	\$2,646.13	\$132.31		\$2,778.44
Part 2: Total					\$2,778.44

* 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					

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)	\$2,778.44
2. Delinquent taxes paid by the applicant	\$4,339.53
3. Current taxes paid by the applicant	
4. Property information report fee(s)	\$450.00
5. Tax Collector application fee(s)	\$75.00
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)	\$25,027.17
8. Total of lines 1 through 7	Part 4: Total \$32,680.74

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.

Palm Beach County, Florida

AMckendry2 (Alan Mckendry)
Signature, Tax Collector or Designee

06/24/2026
Date

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

2nd
TS
R.A.
RECEIVED
JUN 24 2026

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
	\$6.25
16. Redemption fee(s)	
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

DR-512
R. 04/16
Rule 12D-16.002
F.A.C.
Eff. 04/16

Fields will expand online.

To: Tax Collector of Palm Beach County, Florida

I, RICHARD III LLC, hold the listed
certificates tax and submit them to the tax collector.

Certificate Number	Date	Legal Description
# 2006-3128	04/28/2008	MERLIN PARK REV PLAT LT 75
#		
#		
#		
#		
#		
#		

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 of the same legal description, which are in my possession.

ALAN R MCKENDRY, SIGNING ON BEHALF OF HANNAH GOLDBERG

Applicant's signature

6/24/2026

Date

B 10 (Official Form 10) (12/12)

United States Bankruptcy Court		PROOF OF CLAIM																				
Name of Debtor: Mohammad M. Zaman and Nabrin M. Kahn	Case Number: 133-21648-PGH Chapter 11																					
<i>Note: Do not use this form to make a claim for an administrative expense that arises after the bankruptcy filing. You may file a request for payment of an administrative expense according to 11 U.S.C. 503</i>																						
Name of Creditor (The person or other entity to whom the debtor owes money or property) Richard III LLC a Delaware limited liability company, as assignee of the interest formerly held by Sauternes V LLC, a Delaware limited liability company.																						
Name and address where notices should be sent: Richard III LLC Attn: Deborah Marks, General Counsel 18495 South Dixie Highway, Suite 134 Miami Florida 33157 Telephone No. 305 372 9400		Check this box if this claim amends a previously filed claim Court Claim Number: <i>(If known)</i> Filed on:																				
Name and address where payment should be sent (if different from above): C/O Gulf Group Holdings Acquisitions and Applications Inc. ATTN: Beatriz Agramonte 18305 Biscayne Blvd Suite 400 Miami Florida 33160 Telephone No. 305 913 3333		Check box if you are aware that anyone else has filed a proof of claim relating to this claim. Attach copy of statement giving particulars.																				
1. Amount of Claim as of Date Case Filed: <u>\$18,178.08</u> - Plus 1.5% per month continuing interest after filing date per Florida Statutes. See attached schedule. If all or part of your claim is secured, complete item 4. If all or part of your claim is entitled to priority, complete item 5. ☒ Check this box if claim includes interest or other charges in addition to the principal amount of claim. Attach itemized statement of interest or charges.																						
2. Basis for Claim: <u>Ad Valorem Taxes</u> These taxes constitute a SECURED CLAIM, pursuant to Florida Statutes Section 197.122 (See instruction #2.) Payments Must Include Statutory Interest																						
3. Last four digits of any number by which creditor identifies debtor: Cert # 3128 (2006) Folio 00-42-43-25-03-000-0750 County Palm Beach County	3a. Debtor may have scheduled account as: (See instruction #3a)	3b. Uniform Claim Identifier (optional): (See instruction #3b)																				
4. Secured Claim: (See instruction #4) Amount of arrearage and other charges, as of time case filed, included in secured claim, if any: <u>\$18,178.08</u> Check the appropriate box if your claim is secured by a lien on property or a right of setoff. attach required related documents, and provide the requested information. <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Nature of property or right of setoff:</td> <td style="width: 10%;">Real Estate</td> <td style="width: 10%;">Motor Vehicle</td> <td style="width: 10%;">Other</td> <td style="width: 40%;">Basis for perfection: <u>Taxes</u></td> </tr> <tr> <td>Describe: <u>Real Estate</u></td> <td></td> <td></td> <td></td> <td>Amount of Secured Claim: <u>\$18,178.08</u></td> </tr> <tr> <td>Value of Property: \$ <u>Unknown</u></td> <td></td> <td></td> <td></td> <td>Amount Unsecured: \$ <u>N/A</u></td> </tr> <tr> <td>Annual Interest Rate: <u>18.00%</u></td> <td>Fixed</td> <td>or</td> <td>Variable</td> <td></td> </tr> </table> (when case was filed)			Nature of property or right of setoff:	Real Estate	Motor Vehicle	Other	Basis for perfection: <u>Taxes</u>	Describe: <u>Real Estate</u>				Amount of Secured Claim: <u>\$18,178.08</u>	Value of Property: \$ <u>Unknown</u>				Amount Unsecured: \$ <u>N/A</u>	Annual Interest Rate: <u>18.00%</u>	Fixed	or	Variable	
Nature of property or right of setoff:	Real Estate	Motor Vehicle	Other	Basis for perfection: <u>Taxes</u>																		
Describe: <u>Real Estate</u>				Amount of Secured Claim: <u>\$18,178.08</u>																		
Value of Property: \$ <u>Unknown</u>				Amount Unsecured: \$ <u>N/A</u>																		
Annual Interest Rate: <u>18.00%</u>	Fixed	or	Variable																			
5. Amount of Claim Entitled to Priority under 11 U.S.C. 507(a). If any part of the claim falls in one of the following categories, check the box specifying the priority and state the amount. <table style="width: 100%; border: none;"> <tr> <td style="width: 33%; vertical-align: top;"> Domestic support obligations under 11 U.S.C. 507(a)(1)(A) or (a)(1)(B) </td> <td style="width: 33%; vertical-align: top;"> Wages, salaries, or commissions (up to \$11,725*) earned within 180 days before the case was filed or the debtor's business ceased, whichever is earlier - 11 U.S.C. 507(a)(4). </td> <td style="width: 33%; vertical-align: top;"> Contributions to an employee benefit plan - 11 U.S.C. 507(a)(5). </td> </tr> <tr> <td style="vertical-align: top;"> Up to \$2,600* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. 507(a)(7). </td> <td style="vertical-align: top;"> Taxes or penalties owed to governmental units - 11 U.S.C. 507(a)(8). </td> <td style="vertical-align: top;"> Other - Specify applicable paragraph of 11 U.S.C. 507(a)(____). </td> </tr> </table> Amount entitled to priority: <u>\$</u>			Domestic support obligations under 11 U.S.C. 507(a)(1)(A) or (a)(1)(B)	Wages, salaries, or commissions (up to \$11,725*) earned within 180 days before the case was filed or the debtor's business ceased, whichever is earlier - 11 U.S.C. 507(a)(4).	Contributions to an employee benefit plan - 11 U.S.C. 507(a)(5).	Up to \$2,600* of deposits toward purchase, lease, or rental of property or services for personal, family, or household use - 11 U.S.C. 507(a)(7).	Taxes or penalties owed to governmental units - 11 U.S.C. 507(a)(8).	Other - Specify applicable paragraph of 11 U.S.C. 507(a)(____).														
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<i>* Amounts are subject to adjustment on 4/1/13 and every 3 years thereafter with respect to cases commenced on or after the date of adjustment.</i>																						
6. Credits: The amount of all payments on this claim has been credited for the purpose of making this proof of claim. (See instruction #6)																						



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: 00-42-43-25-03-000-0750

CERTIFICATE: 3128

YEAR: 2006

HOMESTEAD: No

ASSESSED VALUE: \$285,746

LAST ASSESSED PARTY ON TAX ROLL:

KHAN NASRIN M
MIAH MOHAMMAD K
5084 BRIGHT GALAXY LN
GREENACRES FL 33463-5941

OTHER NAMES TO BE NOTIFIED:

MOHAMMAD MIAH
3000 SW 21ST TER., UNIT 1
DELRAY BEACH, FL 33445

MOHAMMAD S. MIAH
5692 AZALEA CIR.
WEST PALM BEACH, FL 33415-4467

MOHAMMAD MIAH
3000 SW 21ST TER., APT. A
DELRAY BEACH, FL 33445-7355



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 3128-2006

PCN: 00-42-43-25-03-000-0750

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:

MOHAMMAD M. ZAMAN and NASRIN M. KHAN, his wife, by virtue of Warranty Deed recorded on 10/18/2005 in Official Records Book 19429, Page 1218

Address as shown in vesting document:

4587 Vilma Lane

West Palm Beach, FL 33417

3. Legal description as described in vesting instrument:

Lot 75, REVISED PLAT OF MERLIN PARK, according to the map or plat thereof as recorded in Plat Book 23, Page 124, Public Records of Palm Beach County, Florida.



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PROPERTY INFORMATION REPORT

Certificate No. 3128-2006

PCN: 00-42-43-25-03-000-0750

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

- Mortgage in favor of Commerce Bank, N.A. recorded 4/13/2007 in Official Records Book 21622, Page 1471
- Assignment of Rents in favor of Commerce Bank, N.A. recorded 4/13/2007 in Official Records Book 21622, Page 1524

Commerce Bank, N.A.
2130 Centrepark West Drive
West Palm Beach, FL 33409

Commerce Bank, N.A.
6000 Atrium Way
Mt. Laurel, NJ 08054

Commerce Bank, N.A.
1701 Route 70 East
Cherry Hill, NJ

(Inactive SunBiz)

Commerce Bank
4501 Tamiami Trail, N.
Naples, FL 34103

(SunBiz)

Mailing Address
1000 Walnut St., 4th Floor
Kansas City, MO 64106

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

4. Liens/Judgments/Other matters that may affect title:

- Tax lien recorded 4/9/2013 in Official Records Book 25934, Page 619

Department of the Treasury - Internal Revenue Service
(No Address Provided)



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 3128-2006

PCN: 00-42-43-25-03-000-0750

NOTICE SCHEDULE

- Judgment recorded 3/4/2021 in Official Records Book 32255, Page 1986; previously recorded 11/8/2017 in Official Records Book 29455, Page 1

Discover Bank
c/o Discover Products, Inc.
2500 Lake Park Blvd.
Salt Lake City, UT 84120

- Judgment recorded 3/23/2026 in Official Records Book 36394, Page 816

McLane Company, Inc.
P.O. Box 6115
Temple, TX 76503

- Judgment recorded 10/10/2025 in Official Records Book 36058, Page 637

Bank of America, N.A.
100 North Tryon Street
Charlotte, NC 28202

Bank of America, N.A.
c/o Andreu, Palma, Lavin & Solis, PLLC
815 NW 57th Avenue, Suite 401
Miami, FL 33126

- Judgment recorded 12/20/2024 in Official Records Book 35453, Page 58

Capital One, N.A.
15000 Capital One Drive
Richmond, VA 23238

- Judgment recorded 8/28/2019 in Official Records Book 30854, Page 542; previously recorded 8/17/2019 in Official Records Book 30831, Page 55

Bank of America, N.A.
655 Paper Mill Road
Newark, DE 19711

Bank of America, N.A.
100 North Tryon Street
Charlotte, NC 28202

(SunBiz)

Bank of America, N.A.
c/o Hayt, Hayt & Landau, P.L.
7765 SW 87 Ave., Suite 101
Miami, Florida 33173



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 3128-2006

PCN: 00-42-43-25-03-000-0750

NOTICE SCHEDULE

- Judgment recorded 11/13/2018 in Official Records Book 30244, Page 88; previously recorded 7/20/2018 in Official Records Book 30003, Page 1287

Cavalry SPV I, LLC
500 Summit Lake Drive, Suite #400
Valhalla, NY 10595-1340

Cavalry SPV I, LLC
c/o Hunt & Kahn, P.A.
Post Office Box 934788
Margate, Florida 33093-4788

- Judgment recorded 3/21/2013 in Official Records Book 25892, Page 168; previously recorded 3/20/2013 in Official Records Book 25888, Page 464

Hefaz Enterprise, Inc.
73 Valhalla Drive
South Yarmouth, Massachusetts 02664

Hefaz Enterprise, Inc.
c/o William R. H. Broome
2465 Mercer Avenue, Suite 207
West Palm Beach, Florida 33401

Steven T. Samiljan, Esq.
McCabe & Samiljan, LLC
30 South "M" Street
Lake Worth, Florida 33460

- Charging Lien recorded 12/8/2023 in Official Records Book 34712, Page 1304

David Lloyd Merrill, Esquire
The Associates
Harbour Financial Center
2401 PGA Boulevard, Suite 280M
Palm Beach Gardens, FL 33410

- Lien recorded 4/18/2023 in Official Records Book 34243, Page 1914

Palm Beach County Planning Zoning & Building
Code Enforcement Liens
2300 North Jog Road
West Palm Beach, FL 33411-2741



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

PROPERTY INFORMATION REPORT

Certificate No. 3128-2006

PCN: 00-42-43-25-03-000-0750

NOTICE SCHEDULE

5. Also notify:

Mohammad Miah (ORB 29455/1 & ORB 32255/1986)
3000 SW 21st Ter., Unit 1
Delray Beach, FL 33445

Mohammad S. Miah (ORB 36058/637)
5692 Azalea Cir.
West Palm Beach, FL 33415-4467

Mohammad Miah (ORB 30854/542)
3000 SW 21st Ter., Apt. A
Delray Beach, FL 33445-7355

NOTE: Tax Assessment Roll Information:

PCN: 00-42-43-25-03-000-0750
Legal Description: MERLIN PARK REV PLAT LT 75
Name Last Assessed: KHAN NASRIN M
MIAH MOHAMMAD K &
Address: 5084 BRIGHT GALAXY LN
GREENACRES FL 33463 5941



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

PROPERTY INFORMATION REPORT

Certificate No. 3128-2006

PCN: 00-42-43-25-03-000-0750

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

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

Melanie Garcia

3128-2006

Property Detail**Location Address :** 4601 VILMA LN**Municipality :** UNINCORPORATED**Parcel Control Number :** 00-42-43-25-03-000-0750**Subdivision :** MERLIN PARK REVISED IN**Official Records Book/Page :** 19429 / 1218**Sale Date :** 10/11/2005**Legal Description :** MERLIN PARK REV PLAT LT 75**Owner Information****Owner(s)**KHAN NASRIN M
MIAH MOHAMMAD K &**Mailing Address**5084 BRIGHT GALAXY LN
GREENACRES FL 33463 5941**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/11/2005	\$280,000	19429 / 01218	WARRANTY DEED	MIAH MOHAMMAD K &
02/01/1992	\$100	07180 / 00426	QUIT CLAIM	
12/01/1985	\$115,000	04817 / 00917	WARRANTY DEED	
01/01/1984	\$71,000	04145 / 01597	REP DEED	

Exemption Information

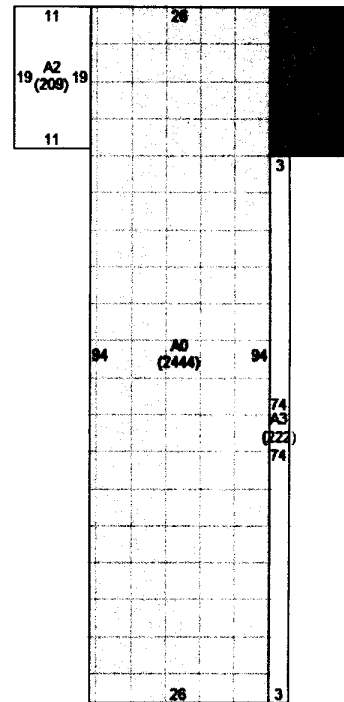
No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 3***Total Square Feet :** 3115**Acres :** .23**Property Use Code :** 0800—MULTIFAMILY < 5 UNITS**Zoning :** RH—MULTI-FAMILY (HIGH DENSITY) (00-UNINCORPORATED)**Building Details****Structural Details****Structural Element for Building 1****Sketch for Building 1**

Bldg Type	TRIPLEX
Exterior Wall 1	MSY: CB STUCCO
Year Built	1970
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	NONE
Bed Rooms	0
Full Baths	3
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	SHEET VINYL
Floor Type 2	N/A
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	2444
SFB Semi Finished Base Area	209
SFB Semi Finished Base Area	240
UOP Unfinished Open Porch	222
Total Square Footage	3115
Area Under Air	2893



Property Extra Feature

Description	Year Built	Units
Patio	2007	100
Patio	1986	240

Property Land Details

Land Line #	Description	Zoning	Acres
1	MULTI-FAMILY	RH	0.2302

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$323,289	\$257,213	\$329,383	\$270,818	\$188,519
Land Value	\$150,052	\$150,052	\$140,481	\$99,000	\$90,000
Total Market Value	\$473,341	\$407,265	\$469,864	\$369,818	\$278,519

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$285,746	\$259,769	\$236,154	\$214,685	\$195,168
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$285,746	\$259,769	\$236,154	\$214,685	\$195,168

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$5,834	\$5,159	\$5,387	\$4,626	\$3,963
NON AD VALOREM	\$1,288	\$1,255	\$1,202	\$1,196	\$1,094
TOTAL TAX	\$7,121	\$6,414	\$6,588	\$5,822	\$5,056

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

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](/zip-code-lookup.htm?bycitystate)[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](/zip-code-lookup.htm?citybyzipcode)[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

Look Up a ZIP Code™

[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

ZIP Code™ by Address

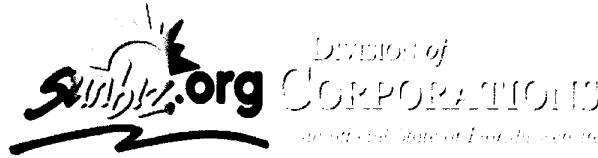
You entered:

4601 VILMA 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))

4601 VILMA LN
WEST PALM BEACH FL **33417-5321**

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation

COMMERCE BANK

Filing Information

Document Number F23000000262

FEI/EIN Number 48-0962626

Date Filed 01/12/2023

State MO

Status ACTIVE

Principal Address

4501 TAMIAMI TRAIL N.

NAPLES, FL 34103

Mailing Address

1000 WALNUT ST., 4TH FLOOR

KANSAS CITY, MO 64106

Registered Agent Name & Address

C T CORPORATION SYSTEM

1200 SOUTH PINE ISLAND ROAD

PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title D

BARTH, KEVIN G

1000 WALNUT ST., 18TH FLOOR

KANSAS CITY, MO 64106

Title D

HANDY, JOHN K

8000 FORSYTH BLVD.

CLAYTON, MO 63105

Title D

HOLMES, ROBERT S
8000 FORSYTH BLVD.
CLAYTON, MO 63105

Title D

JAKOVICH, KIM L
8000 FORSYTH BLVD.
CLAYTON, MO 63105

Title D

KEMPER, JOHN W
8000 FORSYTH BLVD.
CLAYTON, MO 63105

Title D

KIM, CHARLES G
8000 FORSYTH BLVD.
CLAYTON, MO 63105

Title Director

Orf, David L
1000 Walnut St.
Kansas City, MO 64106

Title DIRECTOR

PETERSEN, PAULA S
1000 WALNUT ST
KANSAS CITY, MO 64106

Title Secretary

ROWE, MARGARET M
1000 WALNUT ST
KANSAS CITY, MO 64106

Title VP

MOORE, SHANNON M
1000 WALNUT
KANSAS CITY, MO 64106

Title President

Kemper, John W
8001 Forsyth Blvd
Clayton Blvd, MO 63105

**Tax Collector's Certification**

Date of Tax Deed Application

04/28/2008

DR-513
R. 12/00

This is to certify that SAUTERNES V LLC

holder of Tax Sale Certificate Number 3128, issued the 1st day of June, 2006, and which encumbers the following described property located in the County of Palm Beach, State of Florida, to-wit: 00 42 43 25 03 000 0750 - MERLIN PARK REV PLAT LT 75

RECEIVED
JUL 18 2008

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

Certificates owned by Applicant and Filed in Connection with this Tax Deed Application:

Certificate Number	Date Of Sale	Face Amount of Certificate	Interest	Total
003128	06/01/2006	3196.84	159.84	3356.68

Certificates Redeemed by Applicant or Included (County) in Connection with this Tax Deed Application:

Certificate Number	Date Of Sale	Face Amount of Certificate	Tax Collector's Fee	Interest	Total

SUBJECT TO 2008 TAXES AND SUBSEQUENT YEARS**Amounts Certified by Tax Collector (Lines 1-7):**

	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	3356.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant <u>2007 (11-1187092)</u>	5504.79
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	150.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S. <u>4.57</u>	408.89
7. Total (Lines 1 - 6)	9,495.36

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed	60.00
9. Clerk of Court Certified Mail Charge	63.14
10. Clerk of Court Advertising Charge	117.00
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	100.00
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	424.20
14. Total (Lines 8 - 13)	764.34
15. Statutory (Opening) Bid/Total of Lines 7 and 14	10259.70

Add \$6.25 if redeemed prior to the Tax Sale.

Done this the 15th day of July, 2008, ANNE M. GANNON Tax Collector of PALM BEACH COUNTY

Date of Sale: _____, 20____

By

Ginnette Hilgert

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

**Tax Collector's Certification**

N

DR-513
R. 12/00

Date of Tax Deed Application

04/28/2008



This is to certify that SAUTERNES V LLC

holder of Tax Sale Certificate Number 3128

, issued the 1st day of June, 2006,

and which encumbers

the following described property located in the County of Palm Beach, State of Florida, to-wit:

00 42 43 25 03 000 0750 - MERLIN PARK REV PLAT LT 75

RECEIVED
JUL 18 2008

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes.
I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax
Collector's fees have been paid:

Certificates owned by Applicant and Filed in Connection with this Tax Deed Application:

Certificate Number	Date Of Sale	Face Amount of Certificate	Interest	Total
003128	06/01/2006	3196.84	159.84	3356.68

Certificates Redeemed by Applicant or Included (County) in Connection with this Tax Deed Application:

Certificate Number	Date Of Sale	Face Amount of Certificate	Tax Collector's Fee	Interest	Total

SUBJECT TO 2008 TAXES AND SUBSEQUENT YEARS**Amounts Certified by Tax Collector (Lines 1-7):**

	Total Amount Paid
1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)	3356.68
2. Total of Delinquent Taxes Paid by Tax Deed Applicant <u>2007 (11-1187092)</u>	5504.79
3. Total of Current Taxes Paid by Tax Deed Applicant	
4. Ownership and Encumbrance Report Fee	150.00
5. Tax Deed Application Fee	75.00
6. Total Interest Accrued by Tax Collector Pursuant to Section 197.542, F.S. <u>4.5%</u>	408.89
7. Total (Lines 1 - 6)	9,495.36

Amounts Certified by Clerk of Court (Lines 8-15):

8. Clerk of Court Statutory Fee for Processing Tax Deed	
9. Clerk of Court Certified Mail Charge	
10. Clerk of Court Advertising Charge	
11. Clerk of Court Recording Fee for Certificate of Notice	
12. Sheriff's Fee	
13. Interest Computed by Clerk of Court Pursuant to Section 197.542, F.S.	
14. Total (Lines 8 - 13)	
15. Statutory (Opening) Bid; Total of Lines 7 and 14	

Add \$6.25 if redeemed prior to the Tax Sale.

*Done this the 15th day of July, 2008, ANNE M. GANNON Tax Collector of PALM BEACH COUNTY

Date of Sale: , 20

By

Prunette Hilgert

*This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

Notice to Tax Collector of Application for Tax Deed

DR-512
R. 05/88

TO: Tax Collector of **Palm Beach County**

In accordance with the Florida Statutes, I **Sauternes V LLC**,
holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed
application thereon:

Cert. No.

3128

Date

6/1/2006

Legal Description

00-42-43-25-03-000-0750

MERLIN PARK REV PLAT LT 75

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all tax collector's fees, ownership and encumbrance reports costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.



Applicant's Signature

(as Agent)

22-Apr-08

Date

No Comment

PUBLIC RECORDS RESEARCH, INC.

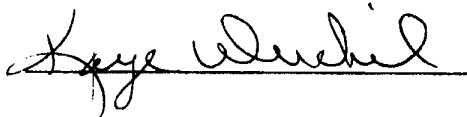
OWNERSHIP AND ENCUMBRANCE REPORT FOR THE
PALM BEACH COUNTY TAX COLLECTOR

Certificate Number: 2006-03128

The information on the following page(s) is furnished based on a twenty year search of the public records prior to the tax deed application. This report is issued pursuant to Rule 12D-13.060 & 12D-13.061, Florida Administrative Code and Florida Statute 627.7843. 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. There has been no examination for Title defects, covenants, restrictions, easements or other matters which may have been imposed by a previous title holder. No search has been made for special assessments, municipal liens, zoning or other matters not filed in the Public Records. This report is not to be represented as a legal opinion of title or to be relied upon in the issuance of Title Insurance.

Items within the time period searched which have been apparently satisfied of record or have no interest in the property searched are not shown. There has been no examination made for any defects or implications concerning the legalities of the documents as they may effect the title to the searched property.

PUBLIC RECORDS RESEARCH, INC.



Effective date of report: 05/09/08 5PM
Report completed on: 05/22/08

PRR: 08-017

CERTIFICATE NUMBER: 2006-03128

LEGAL DESCRIPTION:

00-42-43-25-03-000-0750

MERLIN PARK REV PLAT, LT 75, PALM BEACH COUNTY, FLORIDA.

NAME & ADDRESS(S) OF TITLEHOLDER(S) OF RECORD:

Mohammad M. Zaman and Nasrin M. Khan, husband and wife
4587 Vilma Lane
West Palm Beach, FL 33417
WD, ORB 19429, page 1218

NAME & ADDRESS LAST ASSESSED ON TAX ROLL:

Mohammad M Zaman & Nasrin M Khan
4587 Vilma Ln
West Palm Beach, FL 33417-5319

NAME & ADDRESS OF MORTGAGEE(S) OF RECORD:

Commerce Bank NA
2130 Centrepark West Dr.
West Palm Beach, FL 33409
MTG, ORB 21622, PAGE 1471

Craven International Inc.
11811 Avenue of the PGA
Palm Beach Gardens, FL 33418
MTG, ORB 16765, PAGE 1212

NAMES SEARCHED:

Mohammad M Zaman
Nasrin M Zaman
Nasrin M Khan

NAME & ADDRESS OF OTHER LIENHOLDERS, VENDEES & JUDGMENTHOLDERS:

Palm Beach County, Board of County Commissioners
Palm Beach County Water Utilities Department
8100 Forest Hill Blvd.
West Palm Beach, FL 33413
CERTIFICATE OF INDEBTEDNESS, ORB 20546, PAGE 1526

APPLICANT:

SAUTERNES V LLC
DEPT 5193, P O BOX 2153
BIRMINGHAM AL 35287

ANNE M. GANNON
Tax Collector
Palm Beach County
(561) 355-2266

TAX COLLECTOR, PALM BEACH COUNTY
301 NORTH OLIVE AVE., 3rd FLOOR
WEST PALM BEACH FL 33401

TAX COLLECTOR, PALM BEACH COUNTY
P.O. BOX 3715
WEST PALM BEACH FL 33402-3715

TAX DEED APPLICATION STATEMENT
MAIN OFFICE - TAX SERVICES

Printed: 04/28/2008

For the following described property located in the County of Palm Beach, State of Florida:

PROPERTY CONTROL NO. LEGAL DESCRIPTION
00-42-43-25-03-000-0750 MERLIN PARK REV PLAT LT 75

CERTIFICATE HOLDER(S)	CERT NO.	TAX YR	PUR DATE	INT BID	FACE AMT	INTEREST	AMOUNT
SAUTERNES V LLC	2006-03128	2005	06/01/2006	.25%	\$3,196.84	\$159.84	\$3,356.68

CERTIFICATE HOLDER(S)	CERT NO.	TAX YR	PUR DATE	INT BID	FACE AMT	INTEREST	AMOUNT
-----------------------	----------	--------	----------	---------	----------	----------	--------

ZAMAN MOHAMMAD M &
KHAN NASRIN M
4587 VILMA LN
WEST PALM BEACH FL 33417-5319

TOTAL AMOUNT	\$0.00
COLLECTION FEE	\$0.00
SEARCH FEE	\$150.00
APPLICATION FEE	\$75.00
TDA TOTAL AMOUNT	\$225.00

TOTAL DUE \$225.00

Computed for payment to be received on or before 04/30/2008
Payment must be made in United States funds drawn on a
United States bank. Payable only by cash, bank draft, certified
check, money order, US postal order or cashier's check.

This statement becomes a receipt when validated by the Tax Collector

VALIDATION AREA

PAID BY:

SAUTERNES V LLC

PD PBC TAX COLLECTOR	4/29/2008
TXTC TCOCURR011 44	01184846
	\$225.00
TAX DEED APPLICATION	\$225.00
Check Tendered :	\$173,917.25

COUNTY OF PALM BEACH: NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY CONTROL NUMBER	YEAR	CMC	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE
00 42 43 25 03 000 0750	2007	19	287,559		287,559

ZAMAN MOHAMMAD M &
 KHAN NASRIN M
 4587 VILMA LN
 WEST PALM BEACH FL 33417-5319

EXEMPTIONS APPLIED TO THIS PROPERTY	LEGAL DESCRIPTION
	MERLIN PARK REV PLAT LT 75
SEE REVERSE SIDE FOR MORE INFORMATION	
COLLECTOR NO.	ANNE M. GANNON Tax Collector Palm Beach County
1-427-868-50	

READ REVERSE SIDE BEFORE CALLING AD VALOREM TAXES READ REVERSE SIDE BEFORE CALLING

TAXING AUTHORITY	TELEPHONE	EXT.	MILLAGE	TAX AMOUNT
COUNTY	561 355-3996		3.7811	1,087.29
COUNTY DEBT	561 355-3996		57.57	57.57
FIRE/RESCUE MSTU	561 355-3996		2.7704	799.24
LIBRARY	561 355-3996		142.92	142.92
LIBRARY DEBT SERVICE	561 355-3996		13.54	13.54
CHILDRENS SERVICES COUNCIL	561 740-7000		167.45	167.45
F.I.N.D.	561 627-3386		9.92	9.92
PBC HEALTH CARE DISTRICT	561 659-1270		255.93	255.93
SCHOOL LOCAL	561 434-8837		751.39	751.39
SCHOOL STATE	561 434-8837		1,363.69	1,363.69
SFWMD EVERGLADES CONST PROJECT	561 686-8800		25.71	25.71
SO FLA WATER MANAGEMENT DIST.	561 686-8800		73.30	73.30
SO FLA WATER MGMT - OKEE BASIN	561 686-8800		80.43	80.43

THIS PORTION FOR
 PAST YEAR(S) TAX IS DELINQUENT

TOTAL AD VALOREM 4,828.58

READ REVERSE SIDE BEFORE CALLING	NON-AD VALOREM ASSESSMENTS	CODE	HA	2300 ACRES
LEVING AUTHORITY	TELEPHONE	RATE	AMOUNT	
LAKE WORTH DRAINAGE DISTRICT MAINT	561 819-5479	33.05	33.05	
SOLID WASTE AUTHORITY	561 697-2700	477.00	477.00	

PD PBC TAX COLLECTOR 4/29/2008
 TXIC ICQCURR011 50 01187092
 CURRENT TAX \$5,504.79
 Check Tendered : \$193,284.78
 TOTAL NON-AD VALOREM 510.05

TOTAL AD VALOREM AND NON-AD VALOREM COMBINED 5,338.63

AMOUNT DUE IF PAID IN	5,125.08	5,178.47	5,231.86	5,285.24	5,338.63	5,504.79	6,173.75
NOVEMBER 2007	DECEMBER 2007	JANUARY 2008	FEBRUARY 2008	MARCH 2008	APRIL/MAY 2008	JUNE/JULY 2008	
DETACH HERE ** SEE REVERSE SIDE FOR INSTRUCTIONS AND INFORMATION ** DELINQUENT							

3128-2006

**Property Information**

Location Address: 4601 VILMA LN ✓

Calculate

Municipality: UNINCORPORATED

Parcel Control Number: 00-42-43-25-03-000-0750

Subdivision: MERLIN PARK REVISED IN

Official Records Book: 19429 Page: 1218 Sale Date: Oct-2005

Legal Description: MERLIN PARK REV PLAT LT 75

Owner Information

Name: ZAMAN MOHAMMAD M &

Mailing Address: 4587 VILMA LN

WEST PALM BEACH FL 33417 5319

Sales Information

Sales Date	Book/Page	Price	Sale Type	Owner
Oct-2005	19429/1218	\$280,000	WARRANTY DEED	ZAMAN MOHAMMAD M &
Feb-1992	07180/0426	\$100	QUIT CLAIM	
Dec-1985	04817/0917	\$115,000	WARRANTY DEED	

Exemptions

Exemption Information Unavailable.

Appraisals

Tax Year:	2007	2006	2005
Improvement Value:	\$157,509	\$153,479	\$108,558
Land Value:	\$130,050	\$130,050	\$13,041
Total Market Value:	\$287,559	\$283,529	\$121,599

Property Information
 Number of Units: 3
 *Total Square Feet: 3115
 Acres: 0.23

Use Code: 0800

Description: MULTIFAMILY < 10 UNITS

* In residential properties may indicate living area.

Assessed and Taxable Values

Tax Year:	2007	2006	2005
Assessed Value:	\$287,559	\$283,529	\$121,599
Exemption Amount:	\$0	\$0	\$0
Taxable Value:	\$287,559	\$283,529	\$121,599

Tax Values

Tax Year:	2007	2006	2005
Ad Valorem:	\$4,829	\$5,175	\$2,317
Non Ad Valorem:	\$510	\$630	\$582
Total Tax:	\$5,339	\$5,805	\$2,899