

Property Information Report



FORSETI

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CERTIFICATE NO 2024-20223

Property Information Report

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

New Effective Date and Time 08/17/2026 at 8 00 A M (Update01)

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

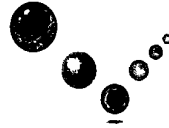
3 Legal description as described in vesting instrument

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.

RECORDED
AUG 21 2026

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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

Additional Information

Notice of Application for Tax Deed recorded 06/26/2026 in Official Records Book 36613, Page 1817

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- 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)

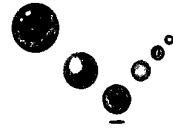
Charleston Commons Community Association, Inc
7000 Atlantic Ave
Ste 200
Delray Beach, FL 33446
(HOA)

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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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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DISCLAIMER AND SIGNATURE PAGE

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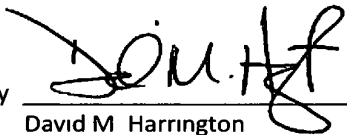
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD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

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Dated August 19, 2026

FORSETI REAL ESTATE SERVICES

By 
David M Harrington

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