

Property Information Report



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

CERTIFICATE NO. 2024-835

Property Information Report

PCN: 00-41-42-19-00-000-7310

New Effective Date and Time: 10/19/2026 at 8:00 A.M. (Update 01)

EFFECTIVE DATE AND TIME: 07/13/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Duane D. Smith, a single man and Frances Enter Udovin, a married woman, as tenants in Common, by virtue of Warranty Deed recorded 09/12/2007 in Official Records Book 22104, Page 175.

2604 Woodfern Ct.
Woodridge, VA 22192

3. Legal description as described in vesting instrument:

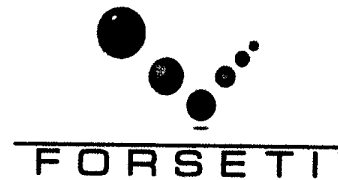
Tract 354

The North 239 Feet of the South 1982 Feet of the West 239 Feet of the East 4211 Feet of Section 19, Township 42 South, Range 41 East, of Palm Beach County, Florida, subject to an Easement for Road and Drainage purposes to Indian Trail Water Control District over the East 30 Feet and the North 30 Feet.

OCT 22 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 recorded 06/18/2011 in Official Records Book 24585, Page 989.

Order recorded 09/08/2011 in Official Records Book 24731, Page 1694.

Order recorded 09/22/2011 in Official Records Book 24757, Page 730.

Order recorded 09/27/2011 in Official Records Book 24763, Page 1110.

Order recorded 02/22/2012 in Official Records Book 25030, Page 498.

Order recorded 03/28/2013 in Official Records Book 25907, Page 1682.

Order recorded 06/05/2013 in Official Records Book 26070, Page 157.

Palm Beach County

Palm Beach County Administrative Complex

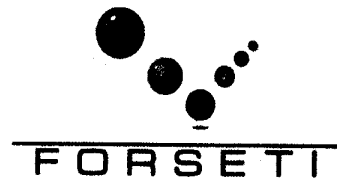
Palm Beach County, FL 33401

Additional Information:

Notice of Application for Tax Deed recorded 08/21/2006 in Official Records Book 36738, page 778.

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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)

None

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NOTE: Tax Assessment Roll Information:

PCN: 00-41-42-19-00-000-7310

Legal Description:

19-42-41, N 239 FT OF S 1982 FT OF W 239 FT OF E 4211 FT OF SEC A/K/A AD-354

Name Last Assessed:

Smith Duane D & Udovin Frances E

Address:

2604 Woodfern Ct.
Woodbridge, VA 22192-2008

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DISCLAIMER AND SIGNATURE PAGE

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Dated: October 21, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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