



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	AVK REAL ESTATE LLC 66 WEST FLAGLER STREETSUITE 900 MIAMI FLORIDA 33130	Apply Date	06/18/2025
		TDA Number	202501140
Owner	CANAL POINT LAND TRUST HUNTINGTON JULIA TR BRADY STANLEY J C/O 16781 CHAGRIN BLVD STE 101 SHAKER HEIGHTS OHIO 44120-3721	Certificate *	88
		Issue Date	05/31/2022
Property Description	PIONEER INV CO PL 1 TOWNSITE CNL POINT LTS 1 & 2 BLK 1	Parcel ID	00-37-41-33-01-001-0010
		Alternate Parcel ID	101040478

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)
88 *	05/31/2022	\$83.34	\$46.25		\$129.59
Part 2: Total					\$129.59

* 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)
100	05/31/2025	\$92.29	\$4.61	\$6.25	\$103.15
188	05/31/2024	\$89.44	\$17.44	\$6.25	\$113.13
102	05/31/2023	\$84.14	\$31.55	\$6.25	\$121.94
204	05/31/2021	\$90.65	\$66.63	\$6.25	\$163.53
260	05/31/2020	\$86.04	\$78.73	\$6.25	\$171.02
Part 3: Total					\$672.77

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)	\$802.36
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	
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)	\$151.56
8. Total of lines 1 through 7	Part 4: Total \$1,414.52

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

Signature, Tax Collector or Designee

FEB 13 2026

Palm Beach County, Florida

02/12/2026

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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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: 00-37-41-33-01-001-0010

I, **AVK REAL ESTATE LLC, 66 WEST FLAGLER STREET SUITE 900 MIAMI, FLORIDA, 33130**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
88 *	05/31/2022	PIONEER INV CO PL 1 TOWNSITE CNL POINT LTS 1 & 2 BLK 1

* = 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.

avkaganas1 (Alexander Kaganas)
Applicant's Signature

06/18/2025
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:00-37-41-33-01-001-0010
CERTIFICATE:88
YEAR:2021

HOMESTEAD: No
ASSESSED VALUE: \$4,249.00

LAST ASSESSED PARTY ON TAX ROLL:

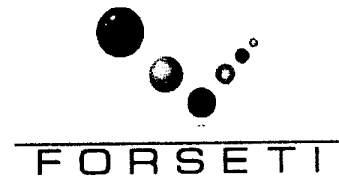
CANAL POINT LAND TRUST HUNTINGTON JULIA TR

BRADY STANLEY J C/O
16781 CHAGRIN BLVD STE 101
SHAKER HEIGHTS, OHIO 44120-3721 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

AVK REAL ESTATE LLC
66 WEST FLAGLER STREET SUITE 900
MIAMI, FL 33130

Property Information Report



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

CERTIFICATE NO. 2022-88

Property Information Report

PCN: 00-37-41-33-01-001-0010

EFFECTIVE DATE AND TIME: 1/30/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Julia Huntington, as Trustee of the Canal Point Land Trust, under agreement dated March 18, 2005, by virtue of Warranty Deed recorded 05/10/2005 in Official Records Book 18543, Page 911.

Julia Huntington, as Trustee of the Canal Point Land Trust
c/o Stan Brady
4560 River Bottom Drive
Norcross, GA 30092

3. Legal description as described in vesting instrument:

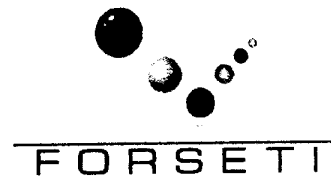
Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 1, THE PIONEER INVESTMENT CO. PLAT NO. 1, the Townsite of Canal Point, according to the Plat thereof recorded in Plat Book 4, Page 47 Public Records of Palm Beach County, Florida.

Note: Legal description for this parcel is:

Lots 1 and 2, Block 1, The Pioneer Investment Co. Plat No. 1, the Townsite of Canal Point, according to the Plat thereof recorded in Plat Book 4, Page 47, Public Records of Palm Beach County, Florida.

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CERTIFICATE NO. 2022-88

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 on 12/11/2020 in Official Records Book 31999, Page 18.

Order Imposing Fine/Lien recorded on 12/11/2020 in Official Records Book 31999, Page 23.

Affidavit of Compliance recorded 01/24/2022 in Official Records Book 33245, Page 138.

Order Imposing Fine/Lien recorded on 01/14/2021 in Official Records Book 32100, Page 1167.

Affidavit of Compliance recorded 08/11/2021 in Official Records Book 32770, Page 776.

Palm Beach County Planning Zoning & Building

Code Enforcement Liens

2300 North Job Road

West Palm Beach, FL 33411-2741

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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CERTIFICATE NO. 2022-88

NOTE: Tax Assessment Roll Information:

PCN: 00-37-41-33-01-001-0010

Legal Description:

PIONEER INV CO PL 1 TOWNSITE CNL POINT LTS 1 & 2 BLK 1

Name Last Assessed:

CANAL POINT LAND TRUST
HUNTINGTON JULIA TR

Address:

BRADY STANLEY J C/O
16781 CHAGRIN BLVD STE 101
SHAKER HEIGHTS OH 44120 3721

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CERTIFICATE NO. 2022-88

DISCLAIMER AND SIGNATURE PAGE

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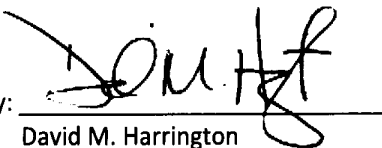
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Dated: February 5, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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Property Detail

88-2022

Location Address : 37095 CANAL ST**Municipality :** UNINCORPORATED**Parcel Control Number :** 00-37-41-33-01-001-0010**Subdivision :** PIONEER INV CO PL 1 TOWNSITE CANAL POINT IN**Official Records Book/Page :** 18543 / 911**Sale Date :** 04/30/2005**Legal Description :** PIONEER INV CO PL 1 TOWNSITE CNL POINT LTS 1 & 2 BLK 1**Owner Information****Owner(s)**CANAL POINT LAND TRUST
HUNTINGTON JULIA TR**Mailing Address**BRADY STANLEY J C/O 16781 CHAGRIN BLVD STE 101
SHAKER HEIGHTS OH 44120 3721**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/30/2005	\$100,000	18543 / 00911	WARRANTY DEED	CANAL POINT LAND TRUST
08/01/1996	\$55,000	09409 / 01684	WARRANTY DEED	HARPER CHARLES D
10/01/1989	\$27,600	06232 / 01693	WARRANTY DEED	
01/01/1980	\$50,000	03228 / 00690		
01/01/1976	\$100	02698 / 00351		

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$4,688	\$3,863	\$3,863	\$3,863	\$3,863
Total Market Value	\$4,688	\$3,863	\$3,863	\$3,863	\$3,863

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$4,249	\$3,863	\$3,863	\$3,863	\$3,863
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$4,249	\$3,863	\$3,863	\$3,863	\$3,863

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$72	\$63	\$63	\$65	\$67
NON AD VALOREM	\$3	\$3	\$3	\$3	\$3
TOTAL TAX	\$74	\$65	\$66	\$68	\$70

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

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FAQs

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You entered:

37095 CANAL ST.
CANAL POINT FL

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37095 CANAL ST
CANAL POINT FL **33438-**

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