



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	MIKON FINANCIAL SERVICES INC 6405 NW 36 STREET SUITE 125 MIAMI FLORIDA 33166	Apply Date	04/21/2025
		TDA Number	202500500
Owner	BERMAN ASHLING 5 MANOR GARDENS THORNBURY VIEW ROCHESTOWN IRELAND	Certificate *	5990
		Issue Date	05/31/2023
Property Description	DORSET AT CENTURY VILLAGE COND B PAR 77	Parcel ID	00-42-47-08-08-002-0770
		Alternate Parcel ID	101238274

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)
5990 *	05/31/2023	\$1,062.19	\$53.11		\$1,115.30
				Part 2: Total	\$1,115.30

* 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)
7184	05/31/2024	\$1,184.08	\$65.12	\$6.25	\$1,255.45
				Part 3: Total	\$1,255.45

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)	\$2,370.75
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$1,192.74
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)	\$422.53
8. Total of lines 1 through 7	Part 4: Total \$4,446.62

RECEIVED
NOV 04 2025

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

Palm Beach County, Florida

11/04/2025

Date

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

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: 00-42-47-08-08-002-0770

I, **MIKON FINANCIAL SERVICES INC, 6405 NW 36 STREETSUITE 125 MIAMI, FLORIDA, 33166**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
5990 *	05/31/2023	DORSET AT CENTURY VILLAGE COND B PAR 77

* = 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.

Jccapote (Juan C Capote)
Applicant's Signature

04/21/2025
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:00-42-47-08-08-002-0770
CERTIFICATE:5990
YEAR:2022

HOMESTEAD: No
ASSESSED VALUE: \$37,978.00

LAST ASSESSED PARTY ON TAX ROLL:

BERMAN ASHLING

5 MANOR GARDENS
THORNBURY VIEW ROCHESTOWN
IRELAND

OTHER NAMES TO BE NOTIFIED:

MIKON FINANCIAL SERVICES INC.
6405 NW 36 ST #125
MIAMI, FL 33166

CEN-WEST COMMUNITIES, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, FL 33401

CEN-WEST RECREATIONAL FACILITIES
ASSOCIATION, INC.
CEN-WEST COMMUNITY SERVICES AND
FACILITIES ASSOCIATION, INC.
1601 FORUM PLACE, SUITE 500
WEST PALM BEACH, F 33401

DORSET AT CENTURY VILLAGE
CONDOMINIUM ASSOCIATION, INC.
C/O CREST MANAGEMENT GROUP
6413 CONGRESS AVENUE, SUITE 100
BOCA RATON, FL 33487

CEN-WEST RECREATIONAL FACILITIES
ASSOCIATION, INC.
CEN-WEST COMMUNITY SERVICES AND
FACILITIES ASSOCIATION, INC.
19146 LYONS ROAD
BOCA RATON, FL 33434

W.P.R.F., INC.
1601 FORUM PL., STE. 500
WEST PALM BEACH, FL 33401



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

PROPERTY INFORMATION REPORT

Certificate No. 5990-2023

PCN: 00-42-47-08-08-002-0770

Effective Date and Time: October 29, 2025 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ASHLING BERMAN, a single woman, by virtue of Personal Representative's Deed recorded on 07/28/2009 in Official Records Book 23360, Page 1896

Address as shown in vesting document:

5 Manor Gardens
Thornbury View, Rochestown

3. Legal description as described in vesting instrument:

Condominium Parcel No. 77 of DORSET AT CENTURY VILLAGE, a Condominium according to the Declaration thereof, recorded in Official Record Book 3111, Pages 476 through 587, inclusive, Public Records of Palm Beach County, Florida.



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

PROPERTY INFORMATION REPORT

Certificate No. 5990-2023

PCN: 00-42-47-08-08-002-0770

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

NONE

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

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

NONE

5. Also notify:

Dorset at Century Village Condominium Association, Inc.
c/o Crest Management Group
6413 Congress Avenue, Suite 100
Boca Raton, FL 33487

Cen-West Communities, Inc.
1601 Forum Place, Suite 500
West Palm Beach, FL 33401

Cen-West Recreational Facilities Association, Inc.
Cen-West Community Services and Facilities Association, Inc.
19146 Lyons Road
Boca Raton, FL 33434

Mailing Address

1601 Forum Place, Suite 500
West Palm Beach, FL 33401

W. P. R. F., Inc.
1601 Forum Place, Suite 500
West Palm Beach, FL 33401



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 5990-2023

PCN: 00-42-47-08-08-002-0770

NOTICE SCHEDULE

NOTE: Tax Assessment Roll Information:

PCN:	00-42-47-08-08-002-0770
Legal Description:	DORSET AT CENTURY VILLAGE COND B PAR 77
Name Last Assessed:	BERMAN ASHLING
Address:	5 MANOR GARDENS THORNBURY VIEW ROCHESTOWN IRELAND



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

PROPERTY INFORMATION REPORT

Certificate No. 5990-2023

PCN: 00-42-47-08-08-002-0770

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.

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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: October 31, 2025
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia".

Melanie Garcia

Property Detail

8990-2023

Location Address : 77 DORSET B

Municipality : UNINCORPORATED

Parcel Control Number : 00-42-47-08-08-002-0770

Subdivision : DORSET AT CENTURY VILLAGE COND DECL FILED 8-3-79 OR3111 P476,3111
P588,3111 P595,3142

Official Records Book/Page : 23360 / 1896

Sale Date : 06/05/2009

Legal Description : DORSET AT CENTURY VILLAGE COND B PAR 77

Owner Information

Owner(s)

BERMAN ASHLING

Mailing Address

5 MANOR GARDENS THORNBURY VIEW ROCHESTOWN IRELAND

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
06/05/2009	\$10	23360 / 01896	REP DEED	BERMAN ASHLING &
12/01/1991	\$25,000	07118 / 01834	WARRANTY DEED	
11/01/1991	\$25,000	07044 / 01022	REP DEED	
10/01/1980	\$32,000	03399 / 00504	WARRANTY DEED	
01/01/1979	\$22,500	03146 / 01151	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$75,000	\$85,000	\$81,000	\$66,120	\$46,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$75,000	\$85,000	\$81,000	\$66,120	\$46,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$37,978	\$34,525	\$31,386	\$28,533	\$25,939
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$37,978	\$34,525	\$31,386	\$28,533	\$25,939

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$852	\$881	\$836	\$725	\$588
NON AD VALOREM	\$266	\$257	\$249	\$247	\$232
TOTAL TAX	\$1,117	\$1,137	\$1,084	\$972	\$820

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

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](#)

[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](#)

[Cities by ZIP Code \(/zip-code-lookup.htm?citybyzipcode\)](#)

[FAQs](#)

<https://www.usps.com/zip-code-lookup.htm>

Look Up a ZIP Code™ [FAQs](#)

Go to

ZIP Code™ by Address

You entered:

77 DORSET B
BOCA RATON 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](#))

77 DORSET B
BOCA RATON FL **33434-3099**

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](#)

Feedback



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 5990-2023

PCN: 00-42-47-08-08-002-0770

Updated Effective Date and Time: February 27, 2026 @ 8:00 a.m.

Effective Date and Time: October 29, 2025 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ASHLING BERMAN, a single woman, by virtue of Personal Representative's Deed recorded on 07/28/2009 in Official Records Book 23360, Page 1896

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MAR 04 2026



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NOTE: Tax Assessment Roll Information:

PCN:	00-42-47-08-08-002-0770
Legal Description:	DORSET AT CENTURY VILLAGE COND B PAR 77
Name Last Assessed:	BERMAN ASHLING
Address:	5 MANOR GARDENS THORNBURY VIEW ROCHESTOWN IRELAND



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Dated: March 6, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia".

Melanie Garcia

Palm Beach County
Clerk of the Circuit Court & Comptroller
TAX DEED SALE
BID LOG

Certificate Number: 5990-2023

Tax Deed Number: 2025-2304TD

Sale Date: 03/11/2026

Proxy

Bidder ID	Bidder Name	Bid	Date/Time	IP Address
25821	Jeremy Sadick	\$5,800.00	02/04/2026 11:21:24 AM	172.58.128.174
17356	Janet Savoy**	\$10,000.00	02/04/2026 01:29:02 PM	50.185.237.226
17246	Abuid Joseph**	\$6,000.00	02/15/2026 12:24:50 AM	73.49.139.31
31074	Ricardo Bury**	\$5,000.00	02/18/2026 03:07:49 PM	23.115.144.172
27235	Sandra Mitchell	\$5,000.00	02/18/2026 06:55:35 PM	174.48.248.174
27235	Sandra Mitchell	\$4,000.00	02/18/2026 06:55:35 PM	174.48.248.174
27074	Joshua Josma	\$5,000.00	02/26/2026 02:50:35 AM	50.172.32.170
21649	Edgar Velez	\$12,000.00	03/05/2026 06:04:24 PM	66.229.110.162
28163	Mukesh Punjabi	\$5,000.00	03/07/2026 03:27:47 PM	45.37.175.199
31063	Cynthia McGuire	\$12,100.00	03/09/2026 09:47:31 AM	139.68.242.198
31364	ELIZABETH MACIEL**	\$5,000.00	03/10/2026 01:13:56 PM	165.161.27.254
31281	Robert Beyer	\$45,000.00	03/11/2026 08:40:42 AM	98.254.191.247
5389	RICHARD ATTENBERG	\$21,800.00	03/11/2026 08:54:54 AM	174.48.172.165
31078	Oxana Cummings	\$5,500.00	03/11/2026 08:56:00 AM	137.103.33.158
6119	Martin Degrossi	\$10,000.00	03/11/2026 09:15:45 AM	205.157.120.4
6668	DeWitt Ingram	\$10,000.00	03/11/2026 09:27:54 AM	75.4.212.107
10231	JOSE AGUIAR	\$9,100.00	03/11/2026 09:29:39 AM	162.210.73.79

Auction

	Opening Bid			
		\$4,985.16	03/11/2026 09:30:06 AM	
31281	Robert Beyer	*\$21,900.00	03/11/2026 08:40:42 AM	98.254.191.247
10231	JOSE AGUIAR	*\$22,900.00	03/11/2026 09:30:44 AM	162.210.73.79
31281	Robert Beyer	*\$23,000.00	03/11/2026 08:40:42 AM	98.254.191.247
6668	DeWitt Ingram	*\$30,000.00	03/11/2026 09:30:45 AM	75.4.212.107
31281	Robert Beyer	*\$30,100.00	03/11/2026 08:40:42 AM	98.254.191.247
6668	DeWitt Ingram	*\$40,000.00	03/11/2026 09:31:00 AM	75.4.212.107
31281	Robert Beyer	*\$40,100.00	03/11/2026 08:40:42 AM	98.254.191.247
6668	DeWitt Ingram	\$50,000.00	03/11/2026 09:31:16 AM	75.4.212.107
31363	Richard Hazen	*\$50,000.00	03/11/2026 09:31:41 AM	73.139.240.223
6668	DeWitt Ingram	*\$50,000.00	03/11/2026 09:31:16 AM	75.4.212.107
31363	Richard Hazen	\$51,000.00	03/11/2026 09:31:56 AM	73.139.240.223

31281	Robert Beyer	\$52,500.00	03/11/2026 09:32:40 AM	98.254.191.247
31363	Richard Hazen	*\$52,000.00	03/11/2026 09:32:52 AM	73.139.240.223
31281	Robert Beyer	*\$52,100.00	03/11/2026 09:32:40 AM	98.254.191.247
31363	Richard Hazen	\$53,000.00	03/11/2026 09:33:09 AM	73.139.240.223
31281	Robert Beyer	\$57,500.00	03/11/2026 09:33:16 AM	98.254.191.247
31363	Richard Hazen	*\$54,000.00	03/11/2026 09:33:34 AM	73.139.240.223
31281	Robert Beyer	*\$54,100.00	03/11/2026 09:33:16 AM	98.254.191.247
31363	Richard Hazen	*\$56,000.00	03/11/2026 09:34:17 AM	73.139.240.223
31281	Robert Beyer	*\$56,100.00	03/11/2026 09:33:16 AM	98.254.191.247
31363	Richard Hazen	\$60,000.00	03/11/2026 09:34:34 AM	73.139.240.223
31281	Robert Beyer	*\$59,900.00	03/11/2026 09:34:55 AM	98.254.191.247
31363	Richard Hazen	*\$60,000.00	03/11/2026 09:34:34 AM	73.139.240.223
31281	Robert Beyer	\$62,500.00	03/11/2026 09:35:10 AM	98.254.191.247
31363	Richard Hazen	\$62,600.00	03/11/2026 09:35:32 AM	73.139.240.223
31363	Richard Hazen	\$62,600.00	03/11/2026 09:35:32 AM	73.139.240.223
Auction Closed			03/11/2026 09:37:03 AM	

The final bid was made by: JAR Capital LLC
In the total amount of: \$62,600.00

Final Bid Amount: \$62,600.00
Index Fee: \$53.20
Doc Stamps: \$0.00
Sub Total \$63,091.40
Less Deposit \$3,130.00
Total Due: \$59,961.40

* = Bid via Proxy

** = Not Enough Deposit