



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

RECORDED
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.

T.C. TS

R.A.



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4. Property information report fee(s)	\$300.00
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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

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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

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	MIKON FINANCIAL SERVICES INC 6405 NW 36 ST. #125 MIAMI, FL 33166	Apply date	4/21/2025
		TDA Number	202500500
Owner	BERMAN ASHLING 5 MANOR GARDENS THORNBURY VIEW, ROCHESTOWN, CORK, T12D6XC	Certificate	5990-2023
		Issue Date	5/31/2023
Property description	DORSET AT CENTURY VILLAGE COND B PAR 77	Parcel ID	00-42-47-08-08-002-0770
		Alternate Parcel ID	

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)
Part 2: Total					

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Certificate Number	Date of Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collector's Fee	Total (Columns 3+4+5)
Part 3: Total					

Part 4: Tax Collector Certified Amounts (Lines 1-7)

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 deed application fee	\$160.60
6.	Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	\$422.53
7.	Total Paid (Lines 1-6)	\$4,446.62

I certify the above information is true and the tax certificates, interest, ownership and encumbrance report fee, and tax collector's fees have been paid, and that the ownership and encumbrance statement is attached.

Palm Beach County, Florida

Signature, Tax Collector or Designee

Certification Date: 11/4/2025 3:59:00 PM

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

Sections 197.502 and 197.542, Florida Statutes

Part 5: Clerk of Court Certified Amounts (Lines 9-18)

8. Clerk of Court Statutory Fee for Processing Tax Deed	\$60.00
9. Clerk of Court ALL mail charge(s)	\$262.92
10. Clerk of Court Advertising Charge	\$0.00
12. Sheriff's fee(s)	\$162.00
12A Online Auction Fee	\$120.00
13. Interest Computed by Clerk of Court Pursuant to Section 197.542 F.S.	\$555.48
14. Total (lines 8-13)	\$1,160.40
15. One-half of the assessed value of homestead property (if applicable)	\$0.00
16. Other Outstanding Certificates and Delinquent Taxes.	\$0.00
17. Statutory Opening Bid (total of lines 7, 14, 15 and 16 (if applicable)	\$5,607.02
18. Redemption fee(s)	\$16.85
19. Total amount to Redeem	\$5,623.87

\$5,623.87

Amya Coldren

Signature, Clerk of Court or Designee

7/15/2026

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. 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.



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: March 26, 2026 @ 8:00 a.m.

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:

DIANA LASHBROOK by virtue of Quit Claim Deed recorded on 3/10/2026 in Official Records Book 36366, Page 1099

Address as shown in vesting document:

860 N. Federal Highway, #2
Pompano Beach, FL 33062

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.

RECEIVED
MAR 30 2026



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

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



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:	LASHBROOK DIANA
Address:	860 N FEDERAL HWY # 2 POMPANO BEACH FL 33062 9997



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

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: March 28, 2026
GDC Group, LLC

Melanie Garcia

Cort # 5990-2023

Property Detail**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 :** 36366 / 1099**Sale Date :** 03/06/2026**Legal Description :** DORSET AT CENTURY VILLAGE COND B PAR 77**Owner Information****Owner(s)**

LASHBROOK DIANA

Mailing Address860 N FEDERAL HWY # 2
POMPAÑO BEACH FL 33062 9997**Sales Information**

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/06/2026	\$500	36366 / 01099	QUIT CLAIM	LASHBROOK DIANA
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.

Property Information**Number of Units :** 1***Total Square Feet :** 601**Acres :****Property Use Code :** 0400—CONDOMINIUM**Zoning :** AR—AGRICULTURAL RESIDENTIAL (00-UNINCORPORATED)**Building Details****Structural Details****Structural Element for Building 1****Sketch for Building 1**

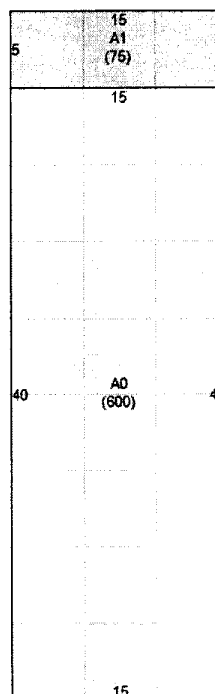
Name	DORSET A THRU I CONDO
Area	601
Year Built	1979
No of Bedroom(s)	1
No of Bath(s)	1
No of Half Bath(s)	
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	PRESTRESSED CONCRETE
Roof Cover	MIN. ROOFING (CORR/SH.M)
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE

Stories

1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	600
FSP Finished Screened Porch	75
Total Square Footage	675
Area Under Air	600



Property Extra Feature

Description

Year Built

Units

No Extra Feature Available

Property Land Details

Land Line #

Description

Zoning

Acres

No Land Details 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.pbcpcap.gov