



# 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<br>66 WEST FLAGLER STREET SUITE 900<br>MIAMI FLORIDA 33130                                                 | Apply Date          | 06/18/2025              |
|                      |                                                                                                                                | TDA Number          | 202501140               |
| Owner                | CANAL POINT LAND TRUST HUNTINGTON JULIA TR<br>BRADY STANLEY J C/O 16781 CHAGRIN BLVD STE 101<br>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            |
|                    |                          |                            |          | <b>Part 2: Total</b> | <b>\$129.59</b>     |

\* 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              |
|                    |                                |                                  |          | <b>Part 3: Total</b> | <b>\$672.77</b>       |

## 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                                                                                                     | <b>Part 4: Total \$1,414.52</b> |

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.

LC  
ge  
T.C.

## 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.



# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

## Part 1: Tax Deed Application Information

|                      |                                                                                                              |                     |                         |
|----------------------|--------------------------------------------------------------------------------------------------------------|---------------------|-------------------------|
| Applicant            | AVK REAL ESTATE LLC<br>66 W. FLAGLER STREET, SUITE 900<br>MIAMI, FL 33130                                    | Apply date          | 6/18/2025               |
|                      |                                                                                                              | TDA Number          | 202501140               |
| Owner                | CANAL POINT LAND TRUST HUNTINGTON JULIA TR<br>16781 CHAGRIN BLVD., STE. 101<br>SHAKER HEIGHTS, OH 44120-3721 | Certificate         | 88-2022                 |
|                      |                                                                                                              | Issue Date          | 5/31/2022               |
| 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 |                         |

## 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) | \$802.36          |
| 2. | Delinquent taxes paid by the applicant                                                                                         | \$0.00            |
| 3. | Current taxes paid by the applicant                                                                                            | \$0.00            |
| 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)                               | \$151.56          |
| 7. | <b>Total Paid (Lines 1-6)</b>                                                                                                  | <b>\$1,414.52</b> |

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.

|                                                                                                             |  |                                   |
|-------------------------------------------------------------------------------------------------------------|--|-----------------------------------|
|                                                                                                             |  | <u>Palm Beach County, Florida</u> |
| Signature, Tax Collector or Designee                                                                        |  | Certification Date: 2/12/2026     |
| 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)                                       | \$134.16   |
| 10. Clerk of Court Advertising Charge                                      | \$0.00     |
| 12. Sheriff's fee(s)                                                       | \$80.00    |
| 12A Online Auction Fee                                                     | \$120.00   |
| 13. Interest Computed by Clerk of Court Pursuant to Section 197.542 F.S.   | \$174.00   |
| 14. Total (lines 8-13)                                                     | \$568.16   |
| 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) | \$1,982.68 |
| 18. Redemption fee(s)                                                      | \$18.05    |
| 19. Total amount to Redeem                                                 | \$1,882.40 |

*Amya Coldren*

Signature, Clerk of Court or Designee

9/16/2026

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.

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### Clerk of Court (Complete Part 5)

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

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**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.

# Property Information Report



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

CERTIFICATE NO. 2022-88

## Property Information Report

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

New Effective Date and Time: 5/14/2026 at 8:00 A.M. (Update01)  
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.

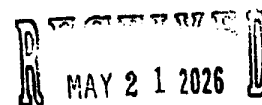
Julia Huntington, as Trustee of the Canal Point Land Trust  
c/o Stan Brady  
4560 River Bottom Drive  
Norcross, GA 30092

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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# Property Information Report



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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

### Additional Information:

Notice of Application for Tax Deed recorded 3/17/2026 in Official Records Book 36380 Page 43.

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# Property Information Report



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CERTIFICATE NO. 2022-88

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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# Property Information Report



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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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# Property Information Report



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CERTIFICATE NO. 2022-88

## DISCLAIMER AND SIGNATURE PAGE

### DISCLAIMER:

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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).

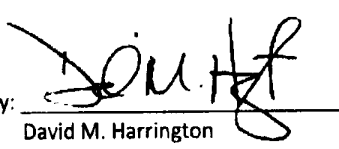
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Dated: May 19, 2026

FORSETI REAL ESTATE SERVICES

By:

  
David M. Harrington

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88-2022

**Property Detail****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.

**Property Information****Total Number of Units Per Parcel :** 0**\*Total Square Feet :** 0**Acres :** .09**Property Use Code :** 1000—VACANT COMMERCIAL LAND**Zoning :** CG—GENERAL COMMERCIAL (00-UNINCORPORATED)**Building Details****Structural Details**

Structural Element for Building 1

Sketch for Building 1

Subarea and Square Footage for Building 1

Code Description                      square Footage

No data found

No Image Found

Property Extra Feature

| Description                | Year Built | Units |
|----------------------------|------------|-------|
| No Extra Feature Available |            |       |

Property Land Details

| Land Line # | Description | Zoning | Acres  |
|-------------|-------------|--------|--------|
| 1           | COMMERCIAL  | CG     | 0.0861 |

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.pbcpao.gov](http://www.pbcpao.gov)