



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 STREETSUITE 125 MIAMI FLORIDA 33166	Apply Date	04/07/2026
		TDA Number	202600095
Owner	INDIAN WELLS HMOWN ASSN INC COMMUNITY ASSOC MGMT SYSTEMS INC C/O 3900 WOODLAKE BLVD STE 309 GREENACRES FLORIDA 33463-3046	Certificate *	5141
		Issue Date	05/31/2024
Property Description	INDIAN WELLS LT 28 BLK 7	Parcel ID	00-42-45-27-02-007-0280
		Alternate Parcel ID	101835557

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)
5141 *	05/31/2024	\$66.57	\$12.44		\$79.01
				Part 2: Total	\$79.01

* 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)
5175	05/31/2025	\$86.85	\$9.12	\$6.25	\$102.22
				Part 3: Total	\$102.22

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)	\$181.23
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$72.91
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)	\$21.44
8. Total of lines 1 through 7	Part 4: Total \$736.18

RECORDED
JUN 16 2026

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

06/16/2026

Date

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

LC
[Handwritten signature]



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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	04/07/2026
		TDA Number	202600095
Owner	INDIAN WELLS HOMEOWN ASSN INC COMMUNITY ASSOC MGMT SYSTEMS INC C/O 3900 WOODLAKE BLVD STE 309 GREENACRES FLORIDA 33463-3046	Certificate *	5141
		Issue Date	05/31/2024
Property Description	INDIAN WELLS LT 28 BLK 7	Parcel ID	00-42-45-27-02-007-0280
		Alternate Parcel ID	101835557

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)
5141 *	05/31/2024	\$66 57	\$12 44		\$79 01
				Part 2 Total	\$79 01

* 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)
5175	05/31/2025	\$86 85	\$9 12	\$6 25	\$102 22
				Part 3 Total	\$102 22

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)	\$181 23
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$72 91
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)	\$21 44
8 Total of lines 1 through 7	Part 4 Total \$736 18

RECORDED
JUN 16 2026

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

06/16/2026

Date

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

App Date 04/07/2026
TDA Num 202600095
Certificate 5141
Issued 05/31/2024
Parcel ID 00-42-45-27-02-007-0280

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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 00-42-45-27-02-007-0280

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

Certificate Number	Date	Legal Description
5141 *	05/31/2024	INDIAN WELLS LT 28 BLK 7

* = 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

04/07/2026
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:00-42-45-27-02-007-0280
CERTIFICATE:5141
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$87 00

LAST ASSESSED PARTY ON TAX ROLL:

INDIAN WELLS HMOWN ASSN INC

COMMUNITY ASSOC MGMT SYSTEMS INC C/O
3900 WOODLAKE BLVD STE 309
GREENACRES, FLORIDA 33463-3046 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

INDIAN WELLS HOMEOWNERS ASSOCIATION,
INC.
1967 10TH AVENUE NORTH
LAKE WORTH, FL 33461



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 5141-2024

PCN: 00-42-45-27-02-007-0280

Effective Date and Time June 11, 2026 @ 8 00 a m

- 1 Property Information Report Issued to

TAX COLLECTOR, PALM BEACH COUNTY

- 2 Title vested in at the effective date

INDIAN WELLS HOMEOWNERS ASSOCIATION, INC , by virtue of Warranty Deed recorded on 08/02/2000 in Official Records Book 11932, Page 513

Address as shown in vesting document.

P O Box 740053

Boynton Beach, Florida 33437

- 3 Legal description as described in vesting instrument

Lot 28, Block 7 of Indian Wells, a P.U.D. according to the Plat recorded in Plat Book 52 Page 145 of the Public Records of Palm Beach County, Florida.



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 5141-2024

PCN: 00-42-45-27-02-007-0280

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

Indian Wells Homeowners Association, Inc
1967 10th Avenue North
Lake Worth, FL 33461

NOTE Tax Assessment Roll Information

PCN	00-42-45-27-02-007-0280
Legal Description	INDIAN WELLS LT 28 BLK 7
Name Last Assessed	INDIAN WELLS HMOWN ASSN INC
Address	COMMUNITY ASSOC MGMT SYSTEMS INC C/O 3900 WOODLAKE BLVD STE 309 GREENACRES FL 33463 3046



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email mg gdcgroup@gmail com

PROPERTY INFORMATION REPORT

Certificate No. 5141-2024

PCN: 00-42-45-27-02-007-0280

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 June 13, 2026
GDC Group, LLC

Melanie Garcia

5141-2024

Property Detail

Location Address . 6275 INDIAN WELLS BLVD
Municipality . UNINCORPORATED
Parcel Control Number : 00-42-45-27-02-007-0280
Subdivision : INDIAN WELLS
Official Records Book/Page 11932 / 513
Sale Date . 03/30/2000
Legal Description . INDIAN WELLS LT 28 BLK 7

Owner Information

Owner(s)	Mailing Address
INDIAN WELLS HMOWN ASSN INC	COMMUNITY ASSOC MGMT SYSTEMS INC C/O 3900 WOODLAKE BLVD STE 309 GREENACRES FL 33463 3046

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/30/2000	\$10	11932 / 00513	WARRANTY DEED	INDIAN WELLS HMOWN ASSN INC
03/03/1998	\$73,000	10261 / 01821	WARRANTY DEED	MILORD RAYMOND T
02/01/1994	\$100	08182 / 00340	WARRANTY DEED	
02/01/1994	\$60,000	08141 / 01667	WARRANTY DEED	

Exemption Information

No Exemption Information Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$87	\$87	\$87	\$87	\$87
Total Market Value	\$87	\$87	\$87	\$87	\$87

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$87	\$87	\$87	\$87	\$87
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$87	\$87	\$87	\$87	\$87

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1	\$1	\$1	\$1	\$2
NON AD VALOREM	\$49	\$49	\$50	\$50	\$50
TOTAL TAX	\$50	\$50	\$51	\$51	\$51

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

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

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

Look Up a ZIP Code™ [FAQs](#)

Go to

ZIP Code™ by Address

You entered:

6275 INDIAN WELLS BLVD
BOYNTON BEACH 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](#))**

6275 INDIAN WELLS BLVD
BOYNTON BEACH FL **33437-**

Feedback

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Detail by Entity Name

Florida Not For Profit Corporation

INDIAN WELLS HOMEOWNERS ASSOCIATION, INC

Filing Information

Document Number	N09717
FEI/EIN Number	59-2750942
Date Filed	06/12/1985
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	03/06/2007
Event Effective Date	NONE

Principal Address

1967 10th Avenue North
Lake Worth, FL 33461

Changed 04/14/2025

Mailing Address

1967 10th Avenue North
Lake Worth, FL 33461

Changed 04/14/2025

Registered Agent Name & Address

GERSTIN & ASSOCIATES
200 W Palmetto Park Rd
Suite 302
BOCA RATON, FL 33432

Address Changed 05/11/2026

Officer/Director Detail

Name & Address

Title Director

Coviello, Brian
1967 10th Avenue North
Lake Worth, FL 33461