



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	04/07/2026
		TDA Number	202600091
Owner	BORCHIK DANIEL & BORCHIK KAREN 10678 OCEAN PALM WAY APT 201 BOYNTON BEACH FLORIDA 33437-2268	Certificate *	5092
		Issue Date	05/31/2024
Property Description	PALM CHASE COND 56 APT 201	Parcel ID	00-42-45-26-21-056-2010
		Alternate Parcel ID	207019794

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)
5092 *	05/31/2024	\$576 78	\$66 33		\$643 11
				Part 2 Total	\$643 11

* 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)
5126	05/31/2025	\$613 54	\$30 68	\$6 25	\$650 47
				Part 3 Total	\$650 47

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)	\$1,293 58
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$605 82
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)	\$70 80
8 Total of lines 1 through 7	Part 4 Total \$2,430 80

RECORDED
JUN 29 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

06/29/2026

Date

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

R.A.
LC



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Section 197.502 and 197.542, Florida Statutes

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Page 1 of 2

Part 1: Tax Deed Application Information

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		TDA Number	202600091
Owner	BORCHIK DANIEL & BORCHIK KAREN 10678 OCEAN PALM WAY APT 201 BOYNTON BEACH FLORIDA 33437-2268	Certificate *	5092
		Issue Date	05/31/2024
Property Description	PALM CHASE COND 56 APT 201	Parcel ID	00-42-45-26-21-056-2010
		Alternate Parcel ID	207019794

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)
5092 *	05/31/2024	\$576.78	\$66.33		\$643.11
				Part 2: Total	\$643.11

* 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)
5126	05/31/2025	\$613.54	\$30.68	\$6.25	\$650.47
				Part 3: Total	\$650.47

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)	\$1,293.58
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$605.82
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)	\$70.80
8. Total of lines 1 through 7	Part 4: Total \$2,430.80

RECEIVED
JUN 29 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

06/29/2026

Date

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

R.A.

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.	\$76,398.00
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: 00-42-45-26-21-056-2010

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
5092 *	05/31/2024	PALM CHASE COND 56 APT 201

* = 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:00-42-45-26-21-056-2010

CERTIFICATE:5092

YEAR:2023

HOMESTEAD: Yes

ASSESSED VALUE: \$152,796.00

LAST ASSESSED PARTY ON TAX ROLL:

BORCHIK DANIEL & BORCHIK KAREN

10678 OCEAN PALM WAY APT 201
BOYNTON BEACH, FLORIDA 33437-2268 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

PALM CHASE CONDOMINIUM ASSOCIATION,
INC.
10755 PALM LAKE AVE.
BOYNTON BEACH, FL 33437

Property Information Report



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

CERTIFICATE NO. 2024-5092

Property Information Report

PCN: 00-42-45-26-21-056-2010

EFFECTIVE DATE AND TIME: 06/11/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Daniel Borchik and Karen Borchik a/k/a Karen Laraine Borchik, a married couple, as to a life estate, with the remainder unto Justin Merrick Borchik, Ryan Daniel Borchik and David Adam Borchik, as joint tenants with rights of survivorship, by virtue of Enhanced Life Estate Deed recorded 10/31/2025 in Official Records Book 36103, Page 4.

Daniel Borchik and Karen Borchik a/k/a Karen Laraine Borchik
10678 Ocean Palm Way Apt. 201
Boynton Beach, FL 33437

Justin Merrick Borchik, Ryan Daniel Borchik and David Adam Borchik
5215 Duane Dr.
Fayetteville, NY 13066

3. Legal description as described in vesting instrument:

Condominium Parcel known as Apartment Home 201 of Palm Chase Condominium 56, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 4731, Page 506, and all exhibits and amendments thereof, of the Public Records of Palm Beach County, Florida.

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Property Information Report



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CERTIFICATE NO. 2024-5092

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")

None

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)

Palm Chase Condominium Association, Inc.
10755 Palm Lake Ave.
Boynton Bch, FL 33437
(HOA)

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Property Information Report



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CERTIFICATE NO. 2024-5092

NOTE: Tax Assessment Roll Information:

PCN: 00-42-45-26-21-056-2010

Legal Description:

PALM CHASE COND 56 APT 201

Name Last Assessed:

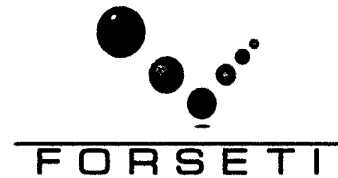
Borchik Daniel & Borchik Karen

Address:

10678 Ocean Palm Way Apt. 201
Boynton Beach, FL 33437-2268

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Property Information Report



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CERTIFICATE NO. 2024-5092

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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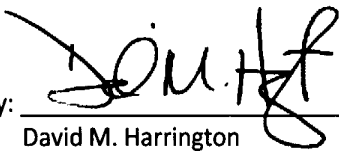
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD 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: June 16, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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Detail by Entity Name

Florida Not For Profit Corporation

PALM CHASE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	N08369
FEI/EIN Number	59-2551033
Date Filed	03/26/1985
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/25/1989
Event Effective Date	NONE

Principal Address

10755 PALM LAKE AVENUE
BOYNTON BCH, FL 33437

Changed: 07/28/1997

Mailing Address

10755 PALM LAKE AVENUE
BOYNTON BCH, FL 33437

Changed: 02/15/2010

Registered Agent Name & Address

Holtzman, Helen
10755 PALM LAKE AVENUE
BOYNTON BCH, FL 33437

Name Changed: 03/05/2025

Address Changed: 04/30/2020

Officer/Director Detail

Name & Address

Title Member

Marasco, Maria
10755 Palm Lake Avenue
Boynton Beach, FL 33437

Title TREASURER

Pyser, Harvey
10755 Palm Lake Avenue
Boynton Beach, FL 33437

Title VP

Paradiso, Michael
10755 Palm Lake Ave
Boynton Beach, FL 33437

Title Member

Wolters, Teresa
10755 PALM LAKE AVENUE
BOYNTON BCH., FL 33437

Title SECRETARY

Clark, Roland
10755 Palm Lake Ave
BOYNTON BCH., FL 33437

Title Member

Stone, Donna
5316 Fig Palm Way
BOYNTON BCH., FL 33437

Title President

Holtzman, Helen
10755 Palm Lake Ave
BOYNTON BCH., FL 33437

Annual Reports

Report Year	Filed Date
2024	04/18/2024
2025	03/05/2025
2026	02/10/2026

02/10/2026 -- ANNUAL REPORT	View image in PDF format
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03/05/2025 -- ANNUAL REPORT	View image in PDF format
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04/18/2024 -- ANNUAL REPORT	View image in PDF format
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02/17/2023 -- ANNUAL REPORT	View image in PDF format
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5092-2024

Property Detail

Location Address : 10678 OCEAN PALM WAY 201
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-45-26-21-056-2010
Subdivision : PALM CHASE CONDS 1 THRU 133
Official Records Book/Page : 36103 / 4
Sale Date : 10/29/2025
Legal Description : PALM CHASE COND 56 APT 201

Owner Information**Owner(s)**

BORCHIK DANIEL &
 BORCHIK KAREN

Mailing Address

10678 OCEAN PALM WAY APT 201
 BOYNTON BEACH FL 33437 2268

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
10/29/2025	\$10	36103 / 00004	LIFE ESTATE	BORCHIK DANIEL &
02/09/2018	\$175,000	29669 / 00616	WARRANTY DEED	BORCHIK DANIEL &
02/01/1986	\$77,000	04811 / 01705	WARRANTY DEED	FELDBERG ELLEN T

Exemption Information

Applicant/Owner(s)	Year	Detail
BORCHIK DANIEL &	2026	HOMESTEAD
BORCHIK DANIEL &	2026	ADDITIONAL HOMESTEAD
BORCHIK KAREN	2026	HOMESTEAD
BORCHIK KAREN	2026	ADDITIONAL HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$215,000	\$235,000	\$235,000	\$157,620	\$145,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$215,000	\$235,000	\$235,000	\$157,620	\$145,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$152,796	\$148,490	\$144,165	\$139,966	\$135,889
Exemption Amount	\$50,722	\$50,000	\$50,000	\$50,000	\$50,000
Taxable Value	\$102,074	\$98,490	\$94,165	\$89,966	\$85,889

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,823	\$1,761	\$1,708	\$1,678	\$1,664
NON AD VALOREM	\$374	\$363	\$350	\$346	\$323
TOTAL TAX	\$2,196	\$2,123	\$2,057	\$2,023	\$1,986

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