



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	202600090
Owner	MARGIOTTA JOSEPH JOSEPH M MARGIOTTA TR TITL HLDR MARGIOTTA JOSEPH M TR 290 CAPTAINS DR WEST BABYLON NEW YORK 11704-8232	Certificate *	3816
		Issue Date	05/31/2024
Property Description	ST ANDREWS GLEN COND UNIT 521	Parcel ID	00-42-44-21-22-000-5210
		Alternate Parcel ID	101785967

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)
3816 *	05/31/2024	\$5,274.01	\$263.70		\$5,537.71
Part 2: Total					\$5,537.71

* 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)
3837	05/31/2025	\$5,691.51	\$284.58	\$6.25	\$5,982.34
Part 3: Total					\$5,982.34

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)	\$11,520.05
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$5,714.62
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)	\$530.86
8. Total of lines 1 through 7	Part 4: Total \$18,226.13

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.

LC 1/15



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Page 1 of 2

Part 1 Tax Deed Application Information

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		Issue Date	05/31/2024
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		Alternate Parcel ID	101785967

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)
3816 *	05/31/2024	\$5,274 01	\$263 70		\$5,537 71
* Applying Certificate					
Part 2 Total					\$5,537 71

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)
3837	05/31/2025	\$5,691 51	\$284 58	\$6 25	\$5,982 34
Part 3 Total					\$5,982 34

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)	\$11,520 05
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$5,714 62
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)	\$530 86
8 Total of lines 1 through 7	\$18,226.13
Part 4 Total	

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

LC

App Date 04/07/2026
TDA Num 202600090
Certificate 3816
Issued 05/31/2024
Parcel ID 00-42-44-21-22-000-5210

CERTIFICATION OF TAX DEED APPLICATION

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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 00-42-44-21-22-000-5210

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
3816 *	05/31/2024	ST ANDREWS GLEN COND UNIT 521

* = 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:00-42-44-21-22-000-5210

CERTIFICATE:3816

YEAR:2023

HOMESTEAD: No

ASSESSED VALUE: \$308,925.00

LAST ASSESSED PARTY ON TAX ROLL:

MARGIOTTA JOSEPH M

JOSEPH M MARGIOTTA TR TITL HLDR MARGIOTTA JOSEPH M TR

290 CAPTAINS DR

WEST BABYLON, NEW YORK 11704-8232 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MIKON FINANCIAL SERVICES INC.

6405 NW 36 ST #125

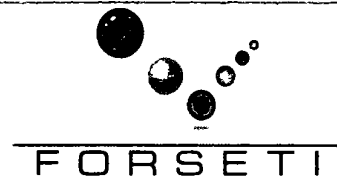
MIAMI, FL 33166

ST. ANDREWS GLEN CONDOMINIUM
ASSOCIATION, INC.

7581 MACKENZIE CT.

LAKE WORTH, FL 33467

Property Information Report



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

CERTIFICATE NO 2024-3816

Property Information Report

PCN 00-42-44-21-22-000-5210

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

Joseph M Margiotta, as Trustee for the Joseph M Margiotta Revocable Trust, by virtue of Quitclaim Deed recorded 05/28/2003 in Official Records Book 15281, Page 1311

7681 Mackenzie Ct , Unit 521
Lake Worth, FL 33467

3 Legal description as described in vesting instrument

Unit 521, Building 5, of ST. ANDREWS GLEN, a Condominium, according to the Declaration thereof recorded in Official Records Book 6277, Page 1970, amended in Official Records Book 6533, Page 35 to add Phase 2, Public Records of Palm Beach County, Florida

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Property Information Report



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

CERTIFICATE NO 2024-3816

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)

St Andrews Glen Condominium Association, Inc
7581 Mackenzie Ct
Lake Worth, FL 33467
(HOA)

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CERTIFICATE NO 2024-3816

NOTE Tax Assessment Roll Information

PCN 00-42-44-21-22-000-5210

Legal Description

ST ANDREWS GLEN COND UNIT 521

Name Last Assessed

Margiotta Joseph M & Joseph M Margiotta Tr Titl Hldr & Margiotta Joseph M Tr

Address

290 Captains Dr
West Babylon, NY 11704-8232

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Property Information Report



FORSETI

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CERTIFICATE NO 2024-3816

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER

THE ATTACHED SEARCH IS ISSUED TO THE PALM BEACH COUNTY TAX COLLECTOR SOLEY THE ATTACHED SEARCH MAY NOT BE RELIED UPON BY ANY OTHER PARTY NO LIABILITY IS ASSUMED BY FORSETI REAL ESTATE SERVICES 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 (ADD COMPANY) 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

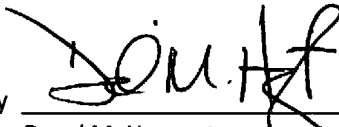
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD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

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

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Dated June 16, 2026

FORSETI REAL ESTATE SERVICES

By 
David M. Harrington

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Property Detail

3816-2024

Location Address · 7681 MACKENZIE CT 521
Municipality · UNINCORPORATED
Parcel Control Number · 00-42-44-21-22-000-5210
Subdivision : ST ANDREWS GLEN COND DECL FILED 12-1-89 IN OR6277P1970
Official Records Book/Page · 15281 / 1311
Sale Date : 04/04/2003
Legal Description ST ANDREWS GLEN COND UNIT 521

Owner Information**Owner(s)**

MARGIOTTA JOSEPH M
 JOSEPH M MARGIOTTA TR TITL HLDR
 MARGIOTTA JOSEPH M TR

Mailing Address

290 CAPTAINS DR
 WEST BABYLON NY 11704 8232

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
04/04/2003	\$10	15281 / 01311	QUIT CLAIM	MARGIOTTA JOSEPH M
02/01/1993	\$197,500	07609 / 01715	WARRANTY DEED	

Exemption Information

No Exemption Information Available

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$342,000	\$342,000	\$317,000	\$252,520	\$211,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$342,000	\$342,000	\$317,000	\$252,520	\$211,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$308,925	\$280,841	\$255,310	\$232,100	\$211,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$308,925	\$280,841	\$255,310	\$232,100	\$211,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$5,234	\$4,957	\$4,590	\$4,041	\$3,665
NON AD VALOREM	\$294	\$286	\$276	\$274	\$256
TOTAL TAX	\$5,527	\$5,243	\$4,866	\$4,315	\$3,920

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

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Go to

ZIP Code™ by Address

You entered:

7681 MACKENZIE CT 521
LAKE WORTH 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)

7681 MACKENZIE CT APT 521
LAKE WORTH FL **33467-1234**

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Florida Not For Profit Corporation

ST ANDREWS GLEN CONDOMINIUM ASSOCIATION, INC

Filing Information

Document Number N35410
FEI/EIN Number 65-0167585
Date Filed 11/27/1989
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 06/19/2009

Principal Address

7581 MACKENZIE COURT
LAKE WORTH, FL 33467

Changed 03/07/2016

Mailing Address

7581 MACKENZIE CT
LAKE WORTH, FL 33467

Changed 07/29/2015

Registered Agent Name & Address

PROPER REALTY CO
1045 E ATLANTIC AVE
309
DELRAY BEACH, FL 33483

Name Changed 04/30/2026

Address Changed 04/30/2026

Officer/Director Detail

Name & Address

Title VP