



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	202600117
Owner	AVON LOAN SERVICING LLC 4100 N OCEAN DR APT 503 RIVIERA BEACH FLORIDA 33404-2879	Certificate *	17383
		Issue Date	05/31/2024
Property Description	MARTINIQUE 2 COND UNIT C-22	Parcel ID	56-43-42-22-28-004-0220
		Alternate Parcel ID	102166833

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)
18239	05/31/2025	\$913.04	\$50.22		\$963.26
17383 *	05/31/2024	\$712.67	\$99.03		\$811.70
				Part 2: Total	\$1,774.96

* 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)
				Part 3: Total	\$0.00

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)	\$1,774.96
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$870.54
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)	\$139.77
8. Total of lines 1 through 7	Part 4: Total \$3,245.87

JUL 01 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

07/01/2026

Date

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



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RECEIVED
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Lori Doolin

Signature, Tax Collector or Designee

Palm Beach County, Florida

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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)	\$12.50
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: 56-43-42-22-28-004-0220

I, **MIKON FINANCIAL SERVICES INC, 6405 NW 36 STREETSUITE 125 MIAMI, FLORIDA, 33166**, hold the listed tax certificates and submit them to the tax collector.

Certificate Number	Date	Legal Description
17383 *	05/31/2024	MARTINIQUE 2 COND UNIT C-22
18239	05/31/2025	MARTINIQUE 2 COND UNIT C-22

* = 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:56-43-42-22-28-004-0220
CERTIFICATE:17383
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$40,000.00

LAST ASSESSED PARTY ON TAX ROLL:

AVON LOAN SERVICING LLC

4100 N OCEAN DR APT 503
RIVIERA BEACH, FLORIDA 33404-2879 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

MARTINIQUE 2 OWNERS' ASSOCIATION, INC.
4100 N. OCEAN DR., SUITE 102
SINGER ISLAND, FL 33404

Property Information Report



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

CERTIFICATE NO. 2024-17383

Property Information Report

PCN: 56-43-42-22-28-004-0220

EFFECTIVE DATE AND TIME: 06/22/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Avon Loan Servicing LLC, by virtue of Warranty Deed recorded 04/06/2023 in Official Records Book 34225, Page 506.

4100 N. Ocean Dr., #503
Singer Island, FL 33404

3. Legal description as described in vesting instrument:

Unit No. C-22 of Martinique 2, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 5087, Page 933, and all exhibits and amendments thereof, Public Records of Palm Beach County, Florida.

Note: Variance in legal description as shown on Quit Claim Deed recorded 03/08/2005 in ORB 18229, Page 1707, attached as Exhibit A:

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Property Information Report



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CERTIFICATE NO. 2024-17383

Condominium Unit(s) C-22, Martinique 2, a Condominium according to the Declaration thereof, as recorded in Official Record Book 5087, Page 933; as amended by instrument(s) recorded in Official Record Book 5490, Page 807, Official Record Book 6682, Page 1473, Official Record Book 7694, Page 1275, Official Record Book 9071, Page 288, Official Record Book 9232, Page 628 and in Official Record Book 9577, Page 1956; as amended by instrument(s) recorded in Official Record Book 10344, Page 796 and in Official Record Book 10414, Page 1565, of the Public Records of Palm Beach County, Florida. Together with all appurtenances thereto, including an undivided interest in the common elements of said condominium as set forth in the Declaration. Said lands situate, lying and being in Palm Beach County, Florida.

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CERTIFICATE NO. 2024-17383

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)

Martinique 2 Owners' Association, Inc.
4100 N., Ocean Dr.
Suite 102
Singer Island, FL 33404
(HOA)

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Property Information Report



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CERTIFICATE NO. 2024-17383

NOTE: Tax Assessment Roll Information:

PCN: 56-43-42-22-28-004-0220

Legal Description:

MARTINIQUE 2 COND UNIT C-22

Name Last Assessed:

Avon Loan Servicing LLC

Address:

4100 N. Ocean Dr. Apt. 503
Riviera Beach, FL 33404-2879

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Property Information Report



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CERTIFICATE NO. 2024-17383

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 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.

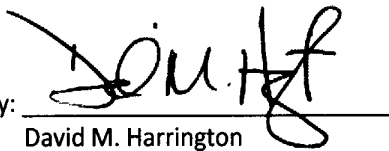
THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND AND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD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

THIS COMPANY, in issuing the O&E Report (hereinafter referred to as the "Report"), assumes 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 25, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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17383-2024

Property Detail

Location Address : 4100 N OCEAN DR C-22
Municipality : RIVIERA BEACH
Parcel Control Number : 56-43-42-22-28-004-0220
Subdivision : MARTINIQUE 2 COND DECL FILED 11-26-86 IN OR5087P0933
Official Records Book/Page : 34225 / 506
Sale Date : 03/29/2023
Legal Description : MARTINIQUE 2 COND UNIT C-22

Owner Information**Owner(s)**

AVON LOAN SERVICING LLC

Mailing Address

4100 N OCEAN DR APT 503
 RIVIERA BEACH FL 33404 2879

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/29/2023	\$25,000	34225 / 00506	WARRANTY DEED	AVON LOAN SERVICING LLC
06/28/2004	\$10	18229 / 01707	WARRANTY DEED	MARJORIE C MITCHELL REVOCABLE TRUST
03/13/2001	\$19,000	12450 / 00549	WARRANTY DEED	MITCHELL SAMUEL
06/02/2000	\$100	11847 / 01697	WARRANTY DEED	BOSMAN ABRAHAM TR &
04/01/1994	\$450,000	08241 / 00511	WARRANTY DEED	
05/01/1989	\$40,000	06056 / 00035	WARRANTY DEED	
02/01/1989	\$28,000	06000 / 01819	WARRANTY DEED	
04/01/1988	\$28,000	05654 / 01512	WARRANTY DEED	
06/01/1987	\$42,637,000	05348 / 01847	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 220**Acres :****Property Use Code :** 0400—CONDOMINIUM**Zoning :** RM-20—HIGH DENSITY MULTI-FAMILY (56-RIVIERA BEACH)**Building Details****Structural Details****Structural Element for Building 1****Sketch for Building 1**

Name	MARTINIQUE TWO CONDO
Area	220
Year Built	1986
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	WOOD TRUSS
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
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
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$40,000	\$40,000	\$40,000	\$37,400	\$24,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$40,000	\$40,000	\$40,000	\$37,400	\$24,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$40,000	\$40,000	\$27,286	\$24,805	\$22,550
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$40,000	\$40,000	\$27,286	\$24,805	\$22,550

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$824	\$824	\$648	\$607	\$501
NON AD VALOREM	\$0	\$0	\$0	\$0	\$0
TOTAL TAX	\$824	\$824	\$648	\$607	\$501

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

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Look Up a ZIP Code™

ZIP Code™ by Address

You entered:

4100 N OCEAN DR C-22
RIVIERA BEACH FL
33404

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](#))

Showing Results

1- 10 of 22



4100 N OCEAN DR # C-22
RIVIERA BEACH FL **33404-2855**

4100 N OCEAN DR
RIVIERA BEACH FL **33404-2855**

4100 N OCEAN DR
RIVIERA BEACH FL **33404-2851**

4100 N OCEAN DR APT (Range 102 - 501)
RIVIERA BEACH FL **33404-2851**

4100 N OCEAN DR APT (Range 904 - 1204)
RIVIERA BEACH FL **33404-2852**

4100 N OCEAN DR APT 2202W
RIVIERA BEACH FL **33404-2853**

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Detail by Entity Name

Florida Not For Profit Corporation
MARTINIQUE 2 OWNERS' ASSOCIATION, INC.

Filing Information

Document Number	N02139
FEI/EIN Number	59-2714657
Date Filed	03/23/1984
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/06/2006

Principal Address

4100 NORTH OCEAN DRIVE
SUITE 102
SINGER ISLAND, FL 33404

Changed: 09/30/1986

Mailing Address

4100 NORTH OCEAN DRIVE
SUITE 102
SINGER ISLAND, FL 33404

Changed: 09/30/1986

Registered Agent Name & Address

CUTTS, ANDREW
4100 NORTH OCEAN DR
STE 102
SINGER ISLAND, FL 33404

Name Changed: 04/24/2026

Address Changed: 04/29/2025

Officer/Director Detail

Name & Address

Title President

CUTTS, ANDREW
4050 NORTH OCEAN DRIVE
SUITE 203
SINGER ISLAND, FL 33404

Title Director

Pompei, Penny
4100 NORTH OCEAN DRIVE
SUITE 102
SINGER ISLAND, FL 33404

Title Director

BRENNER, JUSTIN
4100 NORTH OCEAN DRIVE
SUITE 102
SINGER ISLAND, FL 33404

Title Director

Meyer, JONATHAN
4100 NORTH OCEAN DRIVE
SUITE 2001
SINGER ISLAND, FL 33404

Title VP

cocozza, PAUL
4100 NORTH OCEAN DRIVE
WT 1204
SINGER ISLAND, FL 33404

Title Secretary

L'HEUREUX, TAMMY
4100 NORTH OCEAN DRIVE
SUITE 102
SINGER ISLAND, FL 33404

Title TREASURER

Taylor, BILL
4100 N Ocean Drive
wt 2303
Singer Island, FL 33404

Title DIRECTOR

PAPA, DIANA
4100 N OCEAN DRIVE
SUITE 102