



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	SAVVY FL LLC PO BOX 1000 - DEPT, #3035 MEMPHIS TENNESSEE 38148	Apply Date	04/17/2026
		TDA Number	202600193
Owner	AAHS OF FLORIDA TRUST 13330 W COLONIAL DR STE 110 WINTER GARDEN FLORIDA 34787-3976	Certificate *	3169
		Issue Date	05/31/2024
Property Description	SLEEPY HOLLOW PL NO 1 LT 4 BLK 2	Parcel ID	00-42-44-01-06-002-0040
		Alternate Parcel ID	101768880

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)
3169 *	05/31/2024	\$2,792.69	\$321.16		\$3,113.85
				Part 2: Total	\$3,113.85

* 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)
3170	05/31/2025	\$2,887.90	\$144.40	\$6.25	\$3,038.55
				Part 3: Total	\$3,038.55

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)	\$6,152.40
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$4,682.09
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)	\$508.28
8. Total of lines 1 through 7	Part 4: Total \$11,803.37

RECEIVED
JUL 15 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

Digitally signed by: Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbctax.
com C = AD O = Palm Beach County Tax
Collector
Date: 2026.07.15 09:07:46 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/14/2026

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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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.



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: 00-42-44-01-06-002-0040

I, **SAVVY FL LLC, PO BOX 1000 - DEPT, #3035 MEMPHIS, TENNESSEE, 38148**, hold the listed tax certificate and submit them to the tax collector.

Certificate Number	Date	Legal Description
3169 *	05/31/2024	SLEEPY HOLLOW PL NO 1 LT 4 BLK 2

* = 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.

vinodgupta (Vinod Gupta)

Applicant's Signature

04/17/2026

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:00-42-44-01-06-002-0040
CERTIFICATE:3169
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$244,838.00

LAST ASSESSED PARTY ON TAX ROLL:

AAHS OF FLORIDA TRUST

13330 W COLONIAL DR STE 110
WINTER GARDEN, FLORIDA 34787-3976 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

SAVVY FL LLC
PO BOX 1000 - DEPT. #3035
MEMPHIS, TN 38148



265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 3169-2024

PCN: 00-42-44-01-06-002-0040

Effective Date and Time: July 9, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

ANTHONY PRISCIANDARO, Trustee of the AAHS of Florida Trust dated September 19, 2022,
by virtue of Quit Claim Deed recorded on 01/19/2024 in Official Records Book 34782, Page
1775

Address as shown in vesting document:

13330 W. Colonial Drive, Unit 110
Winter Garden, FL 34787

3. Legal description as described in vesting instrument:

**Lot 4, Block 2, Sleepy Hollow ~~Map~~ No. 1, according to the map or plat thereof as recorded in
Plat Book 26, Page 134, Public records of Palm Beach County, Florida.**



265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 3169-2024

PCN: 00-42-44-01-06-002-0040

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:

- Lien recorded in name of Cecilia Yusko on 1/21/2021 in Official Records Book 32114, Page 624
- Lien recorded in name of Cecilia Yusko on 10/4/2019 in Official Records Book 30934, Page 542

Palm Beach County Planning Zoning & Building
Code Enforcement Liens
2300 North Jog Road
West Palm Beach, FL 33411-2741

5. Also notify:

NONE

NOTE: Tax Assessment Roll Information:

PCN:	00-42-44-01-06-002-0040
Legal Description:	SLEEPY HOLLOW PL NO 1 LT 4 BLK 2
Name Last Assessed:	AAHS OF FLORIDA TRUST
Address:	13330 W COLONIAL DR STE 110 WINTER GARDEN FL 34787 3976



265 Palmetto Drive, Miami Springs, FL 33166
Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 3169-2024

PCN: 00-42-44-01-06-002-0040

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: July 10, 2026
GDC Group, LLC

A handwritten signature in black ink, appearing to read "Melanie Garcia", is written over a horizontal line.

Melanie Garcia

Property Information

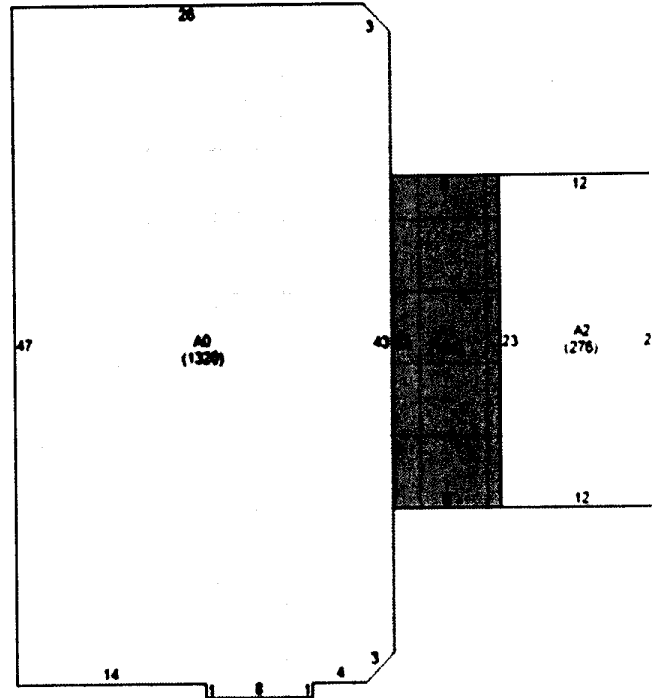
Owner Name : AAHS OF FLORIDA TRUST
Parcel Control Number : 00-42-44-01-06-002-0040
Location Address : 89 SLEEPY HOLLOW DR

Structural Details

Structural Element for Building 1

Blde Type	MOBILE MFG MODULAR
Exterior Wall 1	Aluminum
Year Built	2002
Air Condition Desc	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	
Roof Structure	GABLE
Roof Cover	COMPOSITION SHINGLE
Interior Wall 1	DRYWALL
Interior Wall 2	NONE
Floor Type 1	LAMINATE FLOORING
Floor Type 2	NONE
Stories	1

Sketch for Building 1



Subarea and Square Footage for Building 1

Code Description	square Footage
OPEN Porch	184
CARPort	276
BASI	1320
Total Square Footage	1780
Area Under Air	1320

Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line	Description	Zoning	Acres
1	MOBILE HOME SUB	RH	0.2068

THIS PARCEL MAY CONTAIN A MOBILE HOME THAT IS ASSESSED AS AN IMPROVEMENT ALONG WITH THE LAND, PER THE PROPERTY APPRAISER OF PALM BEACH COUNTY. PLEASE REFER TO FL ST 319-261 AND SEEK LEGAL COUNSEL, AS NECESSARY, WITH REGARDS TO THE TRANSFER OF TITLE.

3169-2024

Property Detail

Location Address : 89 SLEEPY HOLLOW DR
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-44-01-06-002-0040
Subdivision : SLEEPY HOLLOW PLAT 1 IN
Official Records Book/Page : 34782 / 1775
Sale Date : 01/14/2024
Legal Description : SLEEPY HOLLOW PL NO 1 LT 4 BLK 2

Owner Information**Owner(s)**

AAHS OF FLORIDA TRUST

Mailing Address

13330 W COLONIAL DR STE 110
 WINTER GARDEN FL 34787 3976

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
01/14/2024	\$10	34782 / 01775	QUIT CLAIM	AAHS OF FLORIDA TRUST
06/20/2018	\$150,000	29944 / 01334	WARRANTY DEED	YUSKO CECILIA
11/07/2017	\$10	29496 / 01000	WARRANTY DEED	SCHOEPP ROBERT H &
10/25/2000	\$16,385	12100 / 01906	WARRANTY DEED	SCHOEPP ROBERT H TR &
11/01/1992	\$33,000	07489 / 01938	WARRANTY DEED	POWERS TIMOTHY
01/01/1977	\$18,600	02656 / 00764	DEC OF CONDOMINIUM	

Exemption Information

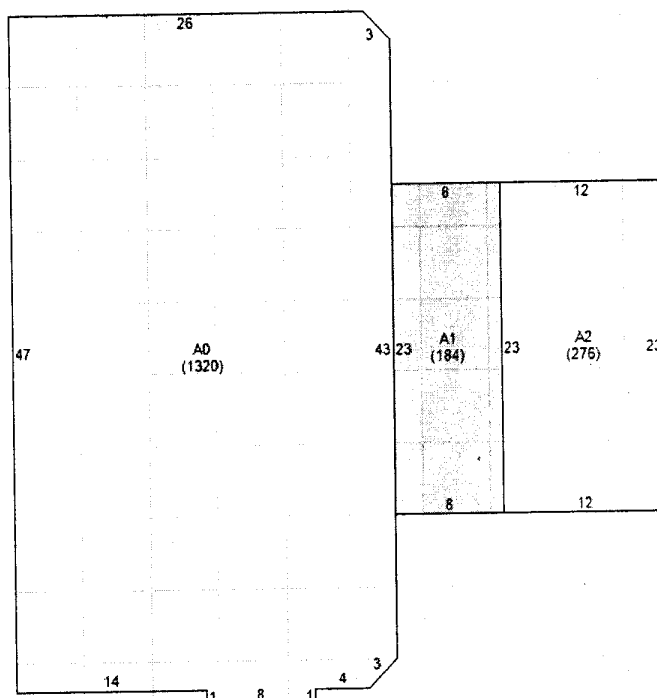
No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 1780**Acres :** .21**Property Use Code :** 0200—MOBILE HOME/MANUFACTURED HOME**Zoning :** RH—MULTI-FAMILY (HIGH DENSITY) (00-UNINCORPORATED)**Building Details****Structural Details****Structural Element for Building 1****Sketch for Building 1**

Bldg Type	MOBILE/MFG/MODULAR
Exterior Wall 1	Aluminum
Year Built	2002
Air Condition Desc.	HTG & AC
Heat Type	FORCED AIR DUCT
Heat Fuel	ELECTRIC
Bed Rooms	2
Full Baths	2
Half Baths	
Roof Structure	GABLE
Roof Cover	COMPOSITION SHINGLE
Interior Wall 1	DRYWALL
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Total Square Footage	1780
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No Extra Feature Available		

Property Land Details

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Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$76,285	\$84,541	\$88,769	\$83,866	\$77,044
Land Value	\$168,553	\$91,127	\$86,646	\$77,062	\$49,995
Total Market Value	\$244,838	\$175,668	\$175,415	\$160,928	\$127,039

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$244,838	\$170,729	\$165,756	\$160,928	\$127,039
Exemption Amount	\$0	\$50,000	\$50,000	\$50,000	\$0
Taxable Value	\$244,838	\$120,729	\$115,756	\$110,928	\$127,039

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,982	\$2,123	\$2,062	\$2,031	\$2,207
NON AD VALOREM	\$543	\$528	\$510	\$506	\$470
TOTAL TAX	\$4,525	\$2,650	\$2,572	\$2,536	\$2,676

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

[ZIP Code™ by Address \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](/zip-code-lookup.htm?bycitystate)[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](/zip-code-lookup.htm?citybyzipcode)[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

Look Up a ZIP Code™

Go to

ZIP Code™ by Address

You entered:

89 SLEEPY HOLLOW DR
WEST PALM 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](/zip-code-lookup.htm?byaddress))

Feedback

89 SLEEPY HOLLOW DR
WEST PALM BEACH FL **33415-3123**

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)