CERTIFICATION OF TAX DEED APPLICATION

Section 197 502 and 197 542, Florida Statutes

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	202600220
Owner	MATISES VERNA MATISES VERNA & MATISES VERNA TR VERNA MATISES TR TITL HLDR 14310 STRATHMORE LN APT 407 DELRAY BEACH FLORIDA 33446-3023	Certificate *	5784
		Issue Date	05/31/2024
Property Description	HUNTINGTON LAKES SEC ONE COND UNIT 407 PHASE 4	Parcel ID	00-42-46-15-21-004-4070
		Alternate Parcel ID	101859573

Part 2 Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5 Tax Collectors Fee	Column 6 Total (Columns 3+4)
5784 *	05/31/2024	$1,764 39	$88 22		$1,852 61
* Applying Certificate				**Part 2 Total**	**$1,852 61**

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)
5879	05/31/2025	$1,833 11	$91 66	$6 25	$1,931 02
				Part 3 Total	**$1,931 02**

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)	$3,783 63
2 Delinquent taxes paid by the applicant	$0 00
3 Current taxes paid by the applicant	$1,809 96
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)	$272 44
8 Total of lines 1 through 7 **Part 4 Total**	**$6,326 63**

RECEIVED
JUL 31 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 31 09 05 21 05 00

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/30/2026
Date

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

CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

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	202600220
Owner	MATISES VERNA MATISES VERNA & MATISES VERNA TR VERNA MATISES TR TITL HLDR 14310 STRATHMORE LN APT 407 DELRAY BEACH FLORIDA 33446-3023	Certificate *	5784
		Issue Date	05/31/2024
Property Description	HUNTINGTON LAKES SEC ONE COND UNIT 407 PHASE 4	Parcel ID	00-42-46-15-21-004-4070
		Alternate Parcel ID	101859573

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5 Tax Collectors Fee	Column 6 Total (Columns 3+4)
5784 *	05/31/2024	$1,764.39	$88.22		$1,852.61
* Applying Certificate				**Part 2: Total**	**$1,852.61**

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Interest	Column 5 Tax Collectors Fee	Column 6 Total (Columns 3+4+5)
5879	05/31/2025	$1,833.11	$91.66	$6.25	$1,931.02
				Part 3: Total	**$1,931.02**

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)	$3,783.63
2. Delinquent taxes paid by the applicant	$0.00
3. Current taxes paid by the applicant	$1,809.96
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)	$272.44
8. Total of lines 1 through 7 — **Part 4: Total**	**$6,326.63**

JUL 31 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: 2026.07.31 09:05:21 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

07/30/2026

Date

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

App Date: 04/17/2026
TDA Num: 202600220
Certificate: 5784
Issued: 05/31/2024
Parcel ID: 00-42-46-15-21-004-4070

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.		$65,609.00
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

To: Tax Collector of **Palm Beach** County, Florida
Re: 00-42-46-15-21-004-4070

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
5784 *	05/31/2024	HUNTINGTON LAKES SEC ONE COND UNIT 407 PHASE 4

* = 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:00-42-46-15-21-004-4070
CERTIFICATE:5784
YEAR:2023

HOMESTEAD: Yes
ASSESSED VALUE: $131,218.00

LAST ASSESSED PARTY ON TAX ROLL:

MATISES VERNA MATISES VERNA & MATISES VERNA TR VERNA MATISES TR TITL HLDR

14310 STRATHMORE LN APT 407
DELRAY BEACH, FLORIDA 33446-3023 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

HUNTINGTON LAKES SECTION ONE ASSOCIATION, INC.
C/O CAMPBELL PROPERTY MANAGEMENT
9897 LAKE WORTH RD. STE.304
LAKE WORTH , FL 33467

HUNTINGTON LAKES SECTION ONE ASSOCIATION, INC.
14455 STRATHMORE LN.
DELRAY BEACH, FL 33446

Property Information Report

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

CERTIFICATE NO. 2024-5784

Property Information Report

PCN: 00-42-46-15-21-004-4070

EFFECTIVE DATE AND TIME: 07/23/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

   TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

   Verna Matises and Verna Matises as Trustee of the Trust for Helene D. Matises dated July 23, 2003, by virtue of Trustee's Distributive Deed recorded 05/21/2009 in Official Records Book 23244, Page 612.

   14310 Strathmore Ln., Apt. 407
   Delray Beach, FL 33446

3. Legal description as described in vesting instrument:

   THE Condominium Parcel known as Apartment 407 of Phase 4 of Huntington Lakes Section One Condominium (the "Condominium"), according to the Declaration of Condominium thereof, recorded in Official Records Book 3468, Pages 1645 through 1766 and Amendment to Add Subsequent Phase 4, recorded in Official Records Book 3522, Pages 1549 through 1556, all of the Public Records of Palm Beach County, Florida.

CERTIFICATE NO. 2024-5784

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)

   Huntington Lakes Section One Association, Inc.
   14455 Strathmore Ln.
   Delray Beach, FL 33446
   (HOA- principal address per sunbiz)

   Huntington Lakes Section One Association, Inc.
   c/o Campbell Property Management
   9897 Lake Worth Rd. Ste. 304
   Lake Worth, FL 33467
   (HOA- mailing address per sunbiz)

Property Information Report

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

CERTIFICATE NO. 2024-5784

NOTE: Tax Assessment Roll Information:

PCN: 00-42-46-15-21-004-4070

Legal Description:

HUNTINGTON LAKES SEC ONE COND UNIT 407 PHASE 4

Name Last Assessed:

Matises Verna & Matises Verna & Matises Verna TR & Verna Matises Tr Titl Hldr

Address:

14310 Strathmore Ln. Apt. 407
Delray Beach, FL 33446-3023

Property Information Report

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

CERTIFICATE NO. 2024-5784

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).

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: July 28, 2026

FORSETI REAL ESTATE SERVICES

By: _____
David M. Harrington

5784-2024

Property Detail

Location Address : 14310 STRATHMORE LN 407
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-46-15-21-004-4070
Subdivision : HUNTINGTON LAKES SEC ONE & SEC 1-A COND DECL FILED IN OR3468 P1645 & OR3931P112
Official Records Book/Page : 23244 / 612
Sale Date : 05/15/2009
Legal Description : HUNTINGTON LAKES SEC ONE COND UNIT 407 PHASE 4

Owner Information

Owner(s)	Mailing Address
MATISES VERNA MATISES VERNA & MATISES VERNA TR VERNA MATISES TR TITL HLDR	14310 STRATHMORE LN APT 407 DELRAY BEACH FL 33446 3023

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
05/15/2009	$10	23244 / 00612	DEED OF TRUST	MATISES VERNA &
02/01/1988	$100	05595 / 00162	WARRANTY DEED	
05/01/1982	$60,000	03732 / 00337	WARRANTY DEED	

Exemption Information

Applicant/Owner(s)	Year	Detail
MATISES VERNA &	2026	ADDITIONAL HOMESTEAD
MATISES VERNA &	2026	HOMESTEAD

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$146,500	$189,500	$189,500	$129,655	$120,500
Land Value	$0	$0	$0	$0	$0
Total Market Value	$146,500	$189,500	$189,500	$129,655	$120,500

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$131,218	$127,520	$123,806	$120,200	$116,699
Exemption Amount	$50,722	$50,000	$50,000	$50,000	$50,000
Taxable Value	$80,496	$77,520	$73,806	$70,200	$66,699

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$1,472	$1,420	$1,373	$1,345	$1,330
NON AD VALOREM	$265	$256	$248	$246	$231
TOTAL TAX	$1,736	$1,675	$1,621	$1,591	$1,561

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



Detail by Entity Name

Florida Not For Profit Corporation
HUNTINGTON LAKES SECTION ONE ASSOCIATION, INC.

Filing Information

Document Number	751392
FEI/EIN Number	59-1977949
Date Filed	03/05/1980
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/16/2024
Event Effective Date	NONE

Principal Address

14455 Strathmore Lane
Delray Beach, FL 33446

Changed: 04/14/2022

Mailing Address

% Campbell Property Mangement
9897 Lake Worth Rd. Ste 304
Lake Worth, FL 33467

Changed: 03/12/2024

Registered Agent Name & Address

Caplan, Louis, Esq.
6111 Broken Sound Parkway NW
Suite 200
BOCA RATON, FL 33487

Name Changed: 04/01/2013

Address Changed: 04/01/2013

Officer/Director Detail

Name & Address

Title President