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	202600219
Owner	14375 STRATHMORE LANE 303 LLC 7171 VALENCIA DR BOCA RATON FLORIDA 33433-7405	Certificate *	5799
		Issue Date	05/31/2024
Property Description	HUNTINGTON LAKES SEC ONE A COND UNIT 303 PHASE 9	Parcel ID	00-42-46-15-21-009-3030
		Alternate Parcel ID	101858932

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)
5799 *	05/31/2024	$3,129.32	$156.47		$3,285.79
* Applying Certificate				**Part 2: Total**	**$3,285.79**

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)
5895	05/31/2025	$3,624.75	$181.24	$6.25	$3,812.24
				Part 3: Total	**$3,812.24**

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)	$7,098.03
2. Delinquent taxes paid by the applicant	$0.00
3. Current taxes paid by the applicant	$2,739.90
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)	$463.43
8. Total of lines 1 through 7 — **Part 4: Total**	**$10,761.96**

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 09:04:20 -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.

TS
Y.L./N3

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JUL 31 2026

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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: 202600219
Certificate: 5799
Issued: 05/31/2024
Parcel ID: 00-42-46-15-21-009-3030

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

To: Tax Collector of **Palm Beach** County, Florida
Re: 00-42-46-15-21-009-3030

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
5799 *	05/31/2024	HUNTINGTON LAKES SEC ONE A COND UNIT 303 PHASE 9

* = 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:00-42-46-15-21-009-3030
CERTIFICATE:5799
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: $146,000.00

LAST ASSESSED PARTY ON TAX ROLL:

14375 STRATHMORE LANE 303 LLC

7171 VALENCIA DR
BOCA RATON, FLORIDA 33433-7405 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

THIS IS AN ATTACHMENT TO THE TAX COLLECTOR'S CERTIFICATION **OTBN**

Property Information Report

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

CERTIFICATE NO. 2024-5799

Property Information Report

PCN: 00-42-46-15-21-009-3030

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:

   14375 Strathmore Lane 303, LLC, by virtue of Warranty Deed recorded 04/03/2023 in Official Records Book 34214, Page 1578.

   7171 Valencia Dr.
   Boca Raton, FL 33433

3. Legal description as described in vesting instrument:

   Unit 303 in Phase 9 of Huntington Lakes Section One-A Condominium, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3931, Page(s) 112, of the Public Records of Palm Beach County, Florida, and any amendments thereto, together with its undivided share in the common elements.

CERTIFICATE NO. 2024-5799

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")

   Claim of Lien for Assessments recorded 07/10/2024 in Official Records Book 35134, Page 390.

   Huntington Lakes Section One Association, Inc.
   c/o Campbell Property Mgmt.
   1215 E. Hillsboro Blvd.
   Deerfield Beach, FL 33441

   Additional Information:

   Notice of Lis Pendens recorded 12/02/2024 in Official Records Book 35417, Page 703.

   Huntington Lakes Section One Association, Inc.
   Sachs Sax Caplan
   6111 Broken Sound Pkwy. NW #200
   Boca Raton, FL 33487

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)

   None

Property Information Report

FORSETI

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

CERTIFICATE NO. 2024-5799

NOTE: Tax Assessment Roll Information:

PCN: 00-42-46-15-21-009-3030

Legal Description:

HUNTINGTON LAKES SEC ONE A COND UNIT 303 PHASE 9

Name Last Assessed:

14375 Strathmore Lane 303 LLC

Address:

7171 Valencia Dr.
Boca Raton, FL 33433-7405

Property Information Report

FORSETI

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

CERTIFICATE NO. 2024-5799

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.

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: August 4, 2026

FORSETI REAL ESTATE SERVICES

By: _____
David M. Harrington

5799-2024

Property Detail

Location Address : 14375 STRATHMORE LN 303
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-46-15-21-009-3030
Subdivision : HUNTINGTON LAKES SEC ONE & SEC 1-A COND DECL FILED IN OR3468 P1645 & OR3931P112
Official Records Book/Page : 34214 / 1578
Sale Date : 03/22/2023
Legal Description : HUNTINGTON LAKES SEC ONE A COND UNIT 303 PHASE 9

Owner Information

Owner(s)

14375 STRATHMORE LANE 303 LLC

Mailing Address

7171 VALENCIA DR
BOCA RATON FL 33433 7405

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/22/2023	$200,000	34214 / 01578	WARRANTY DEED	14375 STRATHMORE LANE 303 LLC
03/24/2006	$175,000	20131 / 00564	WARRANTY DEED	SMITH DEBRA W
01/01/1991	$100	06734 / 00237	QUIT CLAIM	
01/01/1991	$100	06716 / 00598	QUIT CLAIM	
05/01/1983	$63,400	03961 / 00441	WARRANTY DEED	
05/01/1983	$63,400	03961 / 00441	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1
***Total Square Feet :** 1070
Acres :
Property Use Code : 0400—CONDOMINIUM
Zoning : RH—MULTI-FAMILY (HIGH DENSITY) (00-UNINCORPORATED)

Building Details

Structural Details

Structural Element for Building 1

Name	HUNTINGTON LAKES SEC 1&1A CONDO
Area	1070
Year Built	1981
No of Bedroom(s)	2
No of Bath(s)	2
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	PRESTRESSED CONCRETE
Roof Cover	MIN. ROOFING (CORR/SH.M)
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING

Sketch for Building 1

Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
No data found	



Property Extra Feature

Description	Year Built	Units
View	1981	1

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	$146,000	$189,000	$189,000	$129,120	$120,000
Land Value	$0	$0	$0	$0	$0
Total Market Value	$146,000	$189,000	$189,000	$129,120	$120,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	$146,000	$189,000	$142,032	$129,120	$120,000
Exemption Amount	$0	$0	$0	$0	$0
Taxable Value	$146,000	$189,000	$142,032	$129,120	$120,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	$2,375	$3,076	$2,635	$2,174	$2,084
NON AD VALOREM	$265	$256	$248	$246	$231
TOTAL TAX	$2,639	$3,332	$2,883	$2,420	$2,315

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

Look Up a ZIP Code™ FAQs (https://www.usps.com/faqs.htm)

Go to

ZIP Code™ by Address

You entered:

14375 STRATHMORE LN 303
DELRAY BEACH FL

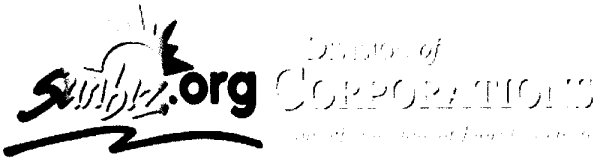
If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again. (zip-code-lookup.htm?byaddress)**

14375 STRATHMORE LN APT 303
DELRAY BEACH FL **33446-3054**

Look Up Another ZIP Code™

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

Feedback



Detail by Entity Name

Florida Limited Liability Company
14375 STRATHMORE LANE 303, LLC

Filing Information

Document Number	L23000130648
FEI/EIN Number	92-3874245
Date Filed	03/21/2023
Effective Date	03/20/2023
State	FL
Status	ACTIVE

Principal Address

7171 VALENCIA DRIVE
BOCA RATON, FL 33433

Mailing Address

7171 VALENCIA DRIVE
BOCA RATON, FL 33433

Registered Agent Name & Address

WALTERS, ALAN S, ESQ.
4770 BISCAYNE BLVD., STE 1400
MIAMI, FL 33137

Authorized Person(s) Detail

Name & Address

Title MGR

LISMAN, JOSIAH
7171 VALENCIA DRIVE
BOCA RATON, FL 33433

Title MGR

STERN, TODD
9101 KEYSTONE AVE
SKOKIE, IL 60076

Title AR