



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	202600221
Owner	DEFEO KENNETH 72 UNION AVE # 2 RUTHERFORD NEW JERSEY 07070-1233	Certificate *	7697
		Issue Date	05/31/2024
Property Description	HORIZONS OF BOCA LAGO COND UNIT 45-F	Parcel ID	00-42-47-20-03-000-4506
		Alternate Parcel ID	101903200

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)
7697 *	05/31/2024	\$4,453.34	\$222.67		\$4,676.01
				Part 2: Total	\$4,676.01

* 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)
7916	05/31/2025	\$4,859.49	\$242.97	\$6.25	\$5,108.71
				Part 3: Total	\$5,108.71

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)	\$9,784.72
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$3,762.87
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)	\$630.37
8. Total of lines 1 through 7	Part 4: Total \$14,638.56

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 09:06:20 -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.

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: 00-42-47-20-03-000-4506

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
7697 *	05/31/2024	HORIZONS OF BOCA LAGO COND UNIT 45-F

* = 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:00-42-47-20-03-000-4506
CERTIFICATE:7697
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$207,000.00

LAST ASSESSED PARTY ON TAX ROLL:

DEFEO KENNETH

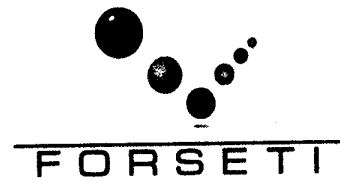
72 UNION AVE # 2
RUTHERFORD, NEW JERSEY 07070-1233 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

THE HORIZONS OF BOCA LAGO
CONDOMINIUM ASSOCIATION, INC.
C/O GRS COMMUNITY MANAGEMENT
3900 WOODLAKE BLVD. 309
LAKE WORTH, FL 33463

Property Information Report



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

CERTIFICATE NO. 2024-7697

Property Information Report

PCN: 00-42-47-20-03-000-4506

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:

Kenneth Defeo, a single man, by virtue of Warranty Deed recorded 08/16/2022 in Official Records Book 33781, Page 380.

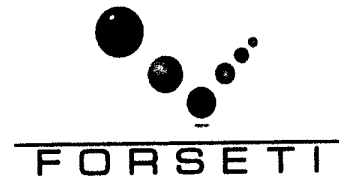
21741 Cypress Dr., 45F
Boca Raton, FL 33433

3. Legal description as described in vesting instrument:

Unit 45F, Horizons of Boca Lago, a Condominium, all as set forth in the declaration of condominium and the Exhibits attached thereto and forming a part thereof, as recorded in Official Records Book 2632, Page 1551, and all amendments thereto, of the Public Records of Palm Beach County, Florida, the above description includes, but is not limited to all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said Condominium.

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Property Information Report



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CERTIFICATE NO. 2024-7697

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")

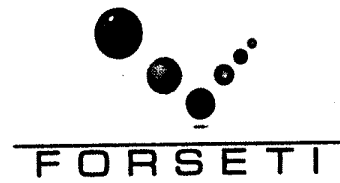
None

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)

The Horizons of Boca Lago Condominium Association, Inc.
c/o GRS Community Management
3900 Woodlake Blvd.
309
Lake Worth, FL 33463
(HOA)

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CERTIFICATE NO. 2024-7697

NOTE: Tax Assessment Roll Information:

PCN: 00-42-47-20-03-000-4506

Legal Description:

HORIZONS OF BOCA LAGO COND UNIT 45-F

Name Last Assessed:

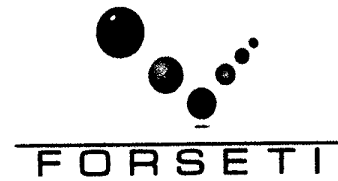
Defeo Kenneth

Address:

72 Union Ave. #2
Rutherford, NJ 07070-1233

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CERTIFICATE NO. 2024-7697

DISCLAIMER AND SIGNATURE PAGE

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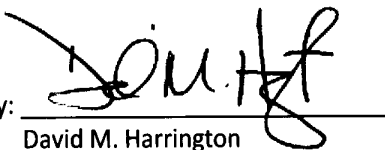
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Dated: July 27, 2026

FORSETI REAL ESTATE SERVICES

By: 
David M. Harrington

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7697-2024

Property Detail

Location Address : 21741 CYPRESS DR F
Municipality : UNINCORPORATED
Parcel Control Number : 00-42-47-20-03-000-4506
Subdivision : HORIZONS OF BOCA LAGO COND AS IN DECL IN
Official Records Book/Page : 33781 / 380
Sale Date : 08/01/2022
Legal Description : HORIZONS OF BOCA LAGO COND UNIT 45-F

Owner Information**Owner(s)**

DEFEO KENNETH

Mailing Address

72 UNION AVE # 2
 RUTHERFORD NJ 07070 1233

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
08/01/2022	\$310,000	33781 / 00380	WARRANTY DEED	DEFEO KENNETH
08/30/2021	\$250,000	32837 / 00298	WARRANTY DEED	STRUMPF DAVID
10/16/2019	\$185,000	31009 / 01539	WARRANTY DEED	PALOMO MARIA L
04/14/2005	\$214,000	18494 / 01317	WARRANTY DEED	HART LIBBY J
10/01/1988	\$57,500	05842 / 00556	WARRANTY DEED	HALLER GEORGE & EVE C
03/01/1983	\$65,000	03895 / 01477	WARRANTY DEED	
01/01/1977	\$41,900	02714 / 01349	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$207,000	\$260,000	\$235,000	\$203,300	\$149,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$207,000	\$260,000	\$235,000	\$203,300	\$149,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$207,000	\$258,500	\$235,000	\$203,300	\$122,156
Exemption Amount	\$0	\$0	\$0	\$0	\$50,000
Taxable Value	\$207,000	\$258,500	\$235,000	\$203,300	\$72,156

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$3,367	\$4,217	\$3,859	\$3,423	\$1,425
NON AD VALOREM	\$266	\$257	\$249	\$247	\$232
TOTAL TAX	\$3,632	\$4,473	\$4,107	\$3,670	\$1,657

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



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Detail by Entity Name

Florida Not For Profit Corporation

THE HORIZONS OF BOCA LAGO CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number 736245
FEI/EIN Number 59-1709661
Date Filed 06/30/1976
State FL
Status ACTIVE

Principal Address

c/o GRS COMMUNITY MANAGEMENT
3900 WOODLAKE BLVD
309
LAKE WORTH, FL 33463

Changed: 04/02/2026

Mailing Address

c/o GRS COMMUNITY MANAGEMENT
3900 WOODLAKE BLVD
309
LAKE WORTH, FL 33463

Changed: 04/02/2026

Registered Agent Name & Address

POLIAKOFF BACKER
2424 NORTH FEDERAL HIGHWAY
462
BOCA RATON, FL 33431

Name Changed: 03/07/2024

Address Changed: 04/02/2026

Officer/Director Detail

Name & Address

Title Director

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BOCA RATON FL

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21741 CYPRESS DR APT 45F
BOCA RATON FL **33433-3231**

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21741 CYPRESS DR # F
BOCA RATON FL **33433-3231**

21741 CYPRESS DR
BOCA RATON FL **33433-3231**

21741 CYPRESS DR APT (Range 45A - 45G)
BOCA RATON FL **33433-3231**

(ODD Range 21701 - 21799) CYPRESS DR
BOCA RATON FL **33433-3202**

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