



# 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<br>PO BOX 1000 - DEPT, #3035<br>MEMPHIS TENNESSEE 38148   | Apply Date          | 04/17/2026              |
|                      |                                                                        | TDA Number          | 202600180               |
| Owner                | LANG JESSIE B<br>1075 BIG TORCH ST<br>RIVIERA BEACH FLORIDA 33407-1140 | Certificate *       | 17719                   |
|                      |                                                                        | Issue Date          | 05/31/2024              |
| Property Description | ADDIS ABABA LTS 4 & 5 (LESS E 40 FT DIXIE HWY & TRGLR COR R/W) BLK 4   | Parcel ID           | 56-43-42-29-05-004-0040 |
|                      |                                                                        | Alternate Parcel ID | 101677735               |

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) |
|--------------------|--------------------------|----------------------------|----------|----------------------|---------------------|
| 17719 *            | 05/31/2024               | \$1,681.32                 | \$298.08 |                      | \$1,979.40          |
|                    |                          |                            |          | <b>Part 2: Total</b> | <b>\$1,979.40</b>   |

\* 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) |
|--------------------|--------------------------------|----------------------------------|----------|----------------------|-----------------------|
| 18632              | 05/31/2025                     | \$1,658.93                       | \$98.84  | \$6.25               | \$1,764.02            |
|                    |                                |                                  |          | <b>Part 3: Total</b> | <b>\$1,764.02</b>     |

## 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) | \$3,743.42                      |
| 2. Delinquent taxes paid by the applicant                                                                                         | \$0.00                          |
| 3. Current taxes paid by the applicant                                                                                            | \$1,658.81                      |
| 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)                              | \$351.77                        |
| 8. Total of lines 1 through 7                                                                                                     | <b>Part 4: Total \$6,214.60</b> |

REGISTERED  
AUG 04 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.

Digitally signed by Lori Doolin  
DN: CN = Lori Doolin email = LDoolin@pbctax.com  
C: = AD O = Palm Beach County Tax Collector  
Date: 2026.08.04 12:11:47 -05'00'

**Lori Doolin**

Signature, Tax Collector or Designee

Palm Beach County, Florida

08/03/2026

Date

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

TR  
Y.L.

## 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: 56-43-42-29-05-004-0040

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                                                    |
|--------------------|------------|----------------------------------------------------------------------|
| 17719 *            | 05/31/2024 | ADDIS ABABA LTS 4 & 5 (LESS E 40 FT DIXIE HWY & TRGLR COR R/W) BLK 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](http://www.pbctax.com)

**Persons To Notify of Pending Tax Deed Application  
Pursuant to Florida Statute 197.522**

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**PARCEL ID NUMBER:**56-43-42-29-05-004-0040  
**CERTIFICATE:**17719  
**YEAR:**2023

**HOMESTEAD:** No  
**ASSESSED VALUE:** \$77,136.00

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**LAST ASSESSED PARTY ON TAX ROLL:**

LANG JESSIE B

1075 BIG TORCH ST  
RIVIERA BEACH, FLORIDA 33407-1140 UNITED STATES

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**OTHER NAMES TO BE NOTIFIED:**

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

# Property Information Report



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

CERTIFICATE NO. 2024-17719

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## Property Information Report

PCN: 56-43-42-29-05-004-0040

EFFECTIVE DATE AND TIME: 07/13/2026 at 8:00 A.M.

1. Tax Search Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

Dorothy Lang, Lynee Lang, Darrell Lang, Marlene White, Albert Land, Michael Lang and Jesse B. Lang, Jr., by virtue of Personal Representative's Distributive Deed recorded 04/22/1997 in Official Records Book 9757, Page 1749.

1020 West 31<sup>st</sup> St.  
Riviera Beach, FL 33404

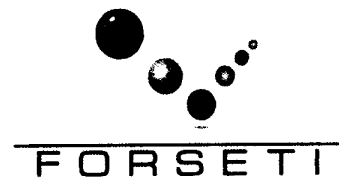
3. Legal description as described in vesting instrument:

**ADDIS ABADA, Lots 4 and 5, less the East 40 feet County Road Right-of-Way, Block 4, Plat Book 18, Page 99.**

Note: Subject to that Right-of-Way Deed recorded 02/07/1985 in ORB 4462, Page 487.

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CERTIFICATE NO. 2024-17719

## 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")

In Re: Estate of Jesse B. Lang (case #CP-95-4461):

Letters of Administration recorded 12/18/1995 in Official Records Book 9046, Page 264.

Order of Discharge recorded 09/16/1998 in Official Records Book 10640, Page 356.

Death Certificate (Jesse Benjamin Lang) recorded 09/17/2002 in Official Records Book 13936, Page 1423.

In Re: Dorothy Lang:

Death Certificate (Dorothy Jacquelyne Lang) recorded 08/05/2014 in Official Records Book 26958, Page 650.

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")

Order recorded 08/27/2010 in Official Records Book 24037, Page 513.

Order recorded 09/22/2010 in Official Records Book 24094, Page 179.

Order recorded 10/21/2010 in Official Records Book 24150, Page 1612.

Order recorded 06/29/2011 in Official Records Book 24606, Page 1055.

Order recorded 06/29/2011 in Official Records Book 24606, Page 1495.

Order recorded 03/02/2012 in Official Records Book 25048, Page 268.

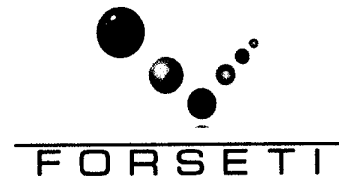
Final Judgment recorded 03/02/2012 in Official Records Book 25048, Page 270.

Order recorded 03/02/2012 in Official Records Book 25048, Page 281.

Final Judgment recorded 03/02/2012 in Official Records Book 25048, Page 286.

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# Property Information Report



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CERTIFICATE NO. 2024-17719

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Palm Beach County  
Palm Beach County Administrative Complex  
Palm Beach County, FL 33401

State of Florida  
Office of the Comptroller  
Tallahassee, FL 32399

Judgment/Certificate of Delinquency recorded 05/04/2011 in Official Records Book 24503, Page 1983.

Clerk of Court  
Address not provided

Sharon Lang  
50 SE 12<sup>th</sup> St. #216  
Boca Raton, FL 33432-7364

Michael S. Lang  
1445 N. Andrews Ave.  
Ft. Lauderdale, FL 33311

Assessment Lien recorded 09/14/2017 in Official Records Book 29340, Page 133.  
Assessment Lien recorded 04/27/2018 in Official Records Book 29813, Page 1343.  
Assessment Lien recorded 04/14/2022 in Official Records Book 33477, Page 1576.

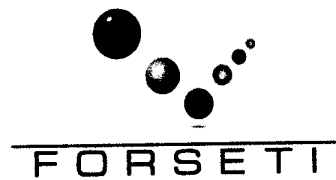
City of Riviera Beach  
600 W. Blue Heron Blvd.  
Riviera Beach, FL 33404

Notice of Federal Tax Lien record 12/28/2018 in Official Records Book 30331, page 1687.

Department of the Treasury- I.R.S.  
Baltimore, MD

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# Property Information Report



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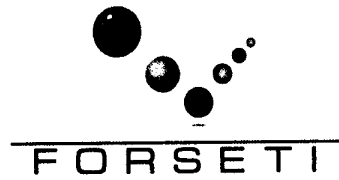
CERTIFICATE NO. 2024-17719

- 
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

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CERTIFICATE NO. 2024-17719

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NOTE: Tax Assessment Roll Information:

PCN: 56-43-42-29-05-004-0040

Legal Description:

ADDIS ABABA LTS 4 & 5 (LESS E 40 FT DIXIE HWY & TRGLR COR R/W) BLK 4

Name Last Assessed:

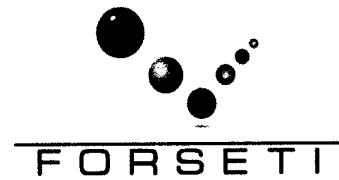
Lang Jessie B

Address:

1075 Big Torch St.  
Riviera Beach, FL 33407-1140

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CERTIFICATE NO. 2024-17719

## DISCLAIMER AND SIGNATURE PAGE

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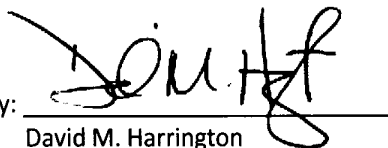
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Dated: August 3, 2026

FORSETI REAL ESTATE SERVICES

By:   
David M. Harrington

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**Property Detail**

**Location Address :** 1075 BIG TORCH ST  
**Municipality :** RIVIERA BEACH  
**Parcel Control Number :** 56-42-42-36-35-000-1770  
**Subdivision :** NORTH COUNTY PUD PL 1  
**Official Records Book/Page :** 25593 / 557  
**Sale Date :** 11/15/2012  
**Legal Description :** NORTH COUNTY PUD PL 1 LT 177

**Owner Information**

| Owner(s)     | Mailing Address                                    |
|--------------|----------------------------------------------------|
| DAVIS DENZEL | 1075 BIG TORCH ST<br>WEST PALM BEACH FL 33407 1140 |

**Sales Information**

| Sales Date | Price     | OR Book/Page  | Sale Type     | Owner           |
|------------|-----------|---------------|---------------|-----------------|
| 11/15/2012 | \$10      | 25593 / 00557 | QUIT CLAIM    | DAVIS DENZEL    |
| 10/22/2010 | \$160,000 | 24183 / 01147 | WARRANTY DEED | DAVIS GRIFFIN & |
| 01/27/2005 | \$0       | 18092 / 00940 | QUIT CLAIM    | TRUONG XUAN L   |
| 12/19/2002 | \$236,937 | 14642 / 00751 | WARRANTY DEED | TRUONG XUAN L & |

**Exemption Information**

| Applicant/Owner(s) | Year | Detail               |
|--------------------|------|----------------------|
| DAVIS DENZEL       | 2026 | HOMESTEAD            |
| DAVIS DENZEL       | 2026 | ADDITIONAL HOMESTEAD |

**Property Information**

**Total Number of Units Per Parcel :** 1  
**\*Total Square Feet :** 3156  
**Acres :** .16  
**Property Use Code :** 0100—SINGLE FAMILY  
**Zoning :** R-PUD—RESIDENTIAL PUD (56-RIVIERA BEACH)

**Building Details****Structural Details**

| Structural Element for Building 1 |                     |
|-----------------------------------|---------------------|
| Bldg Type                         | SFR-ZERO LOT        |
| Exterior Wall 1                   | MSY: CB STUCCO      |
| Year Built                        | 2002                |
| Air Condition Desc.               | HTG & AC            |
| Heat Type                         | FORCED AIR DUCT     |
| Heat Fuel                         | ELECTRIC            |
| Bed Rooms                         | 4                   |
| Full Baths                        | 3                   |
| Half Baths                        | 0                   |
| Exterior Wall 2                   | NONE                |
| Roof Structure                    | WOOD TRUSS          |
| Roof Cover                        | CONCRETE TILE       |
| Interior Wall 1                   | DRYWALL             |
| Interior Wall 2                   | N/A                 |
| Floor Type 1                      | CERAMIC/QUARRY TILE |
| Floor Type 2                      | CARPETING           |

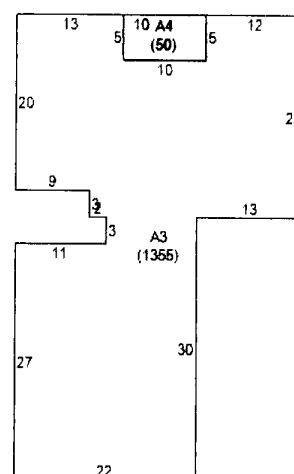
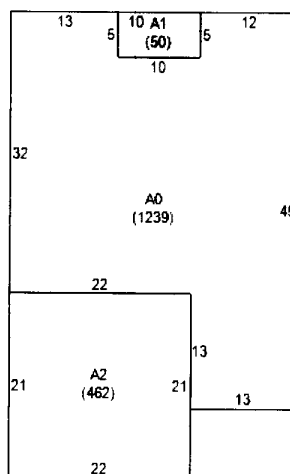
Sketch for Building 1

Stories

2

## Subarea and Square Footage for Building 1

| Code Description         | square Footage |
|--------------------------|----------------|
| FGR Finished Garage      | 462            |
| BAS Base Area            | 1239           |
| FUS Finished Upper Story | 1355           |
| FOP Finished Open Porch  | 50             |
| FOP Finished Open Porch  | 50             |
| Total Square Footage     | 3156           |
| Area Under Air           | 2594           |



## Property Extra Feature

| Description      | Year Built | Units |
|------------------|------------|-------|
| Patio            | 2002       | 595   |
| Screen Enclosure | 2002       | 1561  |

## Property Land Details

| Land Line # | Description | Zoning | Acres  |
|-------------|-------------|--------|--------|
| 1           | SFR WATER   | R-PUD  | 0.1638 |

## Appraisals

| Tax Year           | 2025      | 2024      | 2023      | 2022      | 2021      |
|--------------------|-----------|-----------|-----------|-----------|-----------|
| Improvement Value  | \$324,134 | \$318,473 | \$334,712 | \$268,716 | \$240,513 |
| Land Value         | \$130,000 | \$110,000 | \$117,700 | \$100,000 | \$54,000  |
| Total Market Value | \$454,134 | \$428,473 | \$452,412 | \$368,716 | \$294,513 |

## Assessed and Taxable Values

| Tax Year         | 2025      | 2024      | 2023      | 2022      | 2021      |
|------------------|-----------|-----------|-----------|-----------|-----------|
| Assessed Value   | \$183,462 | \$178,292 | \$173,099 | \$168,057 | \$163,162 |
| Exemption Amount | \$50,722  | \$50,000  | \$50,000  | \$50,000  | \$50,000  |
| Taxable Value    | \$132,740 | \$128,292 | \$123,099 | \$118,057 | \$113,162 |

## Taxes

| Tax Year       | 2025    | 2024    | 2023    | 2022    | 2021    |
|----------------|---------|---------|---------|---------|---------|
| AD VALOREM     | \$2,898 | \$2,802 | \$2,716 | \$2,660 | \$2,637 |
| NON AD VALOREM | \$260   | \$243   | \$235   | \$227   | \$218   |
| TOTAL TAX      | \$3,158 | \$3,045 | \$2,951 | \$2,887 | \$2,855 |

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER [www.pbcapao.gov](http://www.pbcapao.gov)