



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	202600235
Owner	BICKNELL KERTTU H 1800 SOUTH DR LAKE WORTH BEACH FLORIDA 33461-6133	Certificate *	8694
		Issue Date	05/31/2024
Property Description	LAKE CLARKE GARDENS COND 26 PAR 312	Parcel ID	00-43-44-17-50-000-3120
		Alternate Parcel ID	101936365

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)
8694 *	05/31/2024	\$1,675.06	\$83.75		\$1,758.81
* Applying Certificate				Part 2: Total	\$1,758.81

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)
9032	05/31/2025	\$1,784.83	\$89.24	\$6.25	\$1,880.32
				Part 3: Total	\$1,880.32

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)	\$3,639.13
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$1,509.74
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)	\$336.57
8. Total of lines 1 through 7	Part 4: Total \$5,946.04

AUG 06 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: 2026.08.06 15:37:37 -05'00'

Palm Beach County, Florida

08/05/2026

Signature, Tax Collector or Designee

Date

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

TS
YL



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Palm Beach County, Florida

08/05/2026

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CERTIFICATION OF TAX DEED APPLICATION

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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: 00-43-44-17-50-000-3120

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
8694 *	05/31/2024	LAKE CLARKE GARDENS COND 26 PAR 312

* = 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:00-43-44-17-50-000-3120
CERTIFICATE:8694
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$70,666.00

LAST ASSESSED PARTY ON TAX ROLL:

BICKNELL KERTTU H

1800 SOUTH DR
LAKE WORTH BEACH, FLORIDA 33461-6133 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

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

LAKE CLARKE GARDENS CONDOMINIUM, INC.
2981 FLORIDA MANGO ROAD
LAKE WORTH, FL 33461-6268



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

PROPERTY INFORMATION REPORT

Certificate No. 8694-2024

PCN: 00-43-44-17-50-000-3120

Effective Date and Time: July 29, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

KERTTU HELENA BICKNELL, life tenant with remainderman MIRIAM STEYERT, by virtue of Warranty Deed recorded on 09/29/2011 in Official Records Book 24768, Page 1645

Address as shown in vesting document:

1800 South Drive
Lake Worth, FL 33461

3. Legal description as described in vesting instrument:

**Condominium Parcel No. 312 of No. 26, LAKE CLARKE GARDENS
CONDOMINIUM, according to the Declaration of Condominium thereof, as
recorded in Official Records Book 1920, at page 874, of the Public Records of Palm
Beach County, Florida.**



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

PROPERTY INFORMATION REPORT

Certificate No. 8694-2024

PCN: 00-43-44-17-50-000-3120

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:

NONE

5. Also notify:

Lake Clarke Gardens Condominium, Inc.
2981 Florida Mango Road
Lake Worth, FL 33461-6268

NOTE: Tax Assessment Roll Information:

PCN:	00-43-44-17-50-000-3120
Legal Description:	LAKE CLARKE GARDENS COND 26 PAR 312
Name Last Assessed:	BICKNELL KERTTU H
Address:	1800 SOUTH DR LAKE WORTH BEACH FL 33461 6133



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

PROPERTY INFORMATION REPORT

Certificate No. 8694-2024

PCN: 00-43-44-17-50-000-3120

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 31, 2026
GDC Group, LLC

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

Melanie Garcia

8694-2024

Property Detail

Location Address : 2769 S GARDEN DR 312
Municipality : UNINCORPORATED
Parcel Control Number : 00-43-44-17-50-000-3120
Subdivision : LAKE CLARKE GARDENS COND 26 LT 26 PL 4 LAKE CLARKE GARDENS
Official Records Book/Page : 24768 / 1645
Sale Date : 09/09/2011
Legal Description : LAKE CLARKE GARDENS COND 26 PAR 312

Owner Information**Owner(s)**

BICKNELL KERTTU H

Mailing Address

1800 SOUTH DR
 LAKE WORTH BEACH FL 33461 6133

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
09/09/2011	\$10	24768 / 01645	LIFE ESTATE	BICKNELL KERTTU H
02/01/1985	\$36,000	04470 / 00970	WARRANTY DEED	BICKNELL EDWARD C &
01/01/1978	\$31,000	02960 / 01013	WARRANTY DEED	

Exemption Information

No Exemption Information Available.

Property Information**Total Number of Units Per Parcel :** 1***Total Square Feet :** 894**Acres :****Property Use Code :** 0400—CONDOMINIUM**Zoning :** RH—MULTI-FAMILY (HIGH DENSITY) (00-UNINCORPORATED)**Building Details****Structural Details****Structural Element for Building 1****Sketch for Building 1**

Name	LAKE CLARKE GARDENS CONDO #026
Area	894
Year Built	1971
No of Bedroom(s)	2
No of Bath(s)	1
No of Half Bath(s)	1
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	MSY: PRECAST PNL/REIN. CO
Roof Structure	PRESTRESSED CONCRETE
Roof Cover	MIN. ROOFING (CORR/SH.M)
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description

square Footage

No data found

No Image Found

Property Extra Feature

Description	Year Built	Units
Finished Encl. Porch	1983	138

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$70,666	\$100,587	\$95,596	\$78,706	\$55,596
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$70,666	\$100,587	\$95,596	\$78,706	\$55,596

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$70,666	\$71,150	\$64,682	\$58,802	\$53,456
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$70,666	\$71,150	\$64,682	\$58,802	\$53,456

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$1,149	\$1,344	\$1,262	\$1,120	\$943
NON AD VALOREM	\$296	\$287	\$277	\$275	\$256
TOTAL TAX	\$1,445	\$1,630	\$1,538	\$1,394	\$1,199

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

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ZIP Code™ by Address

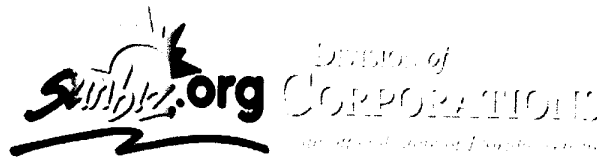
You entered:

2769 S GARDEN DR 312
LAKE WORTH 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))

2769 GARDEN DR S APT 312
LAKE WORTH FL **33461-6240**

[Look Up Another ZIP Code™](#)[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](/zip-code-lookup.htm?byaddress)[Feedback](#)



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Detail by Entity Name

Florida Not For Profit Corporation
LAKE CLARKE GARDENS CONDOMINIUM, INC.

Filing Information

Document Number 711194
FEI/EIN Number 59-1426780
Date Filed 07/14/1966
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 06/23/2020
Event Effective Date NONE

Principal Address

2981 FLORIDA MANGO ROAD
LAKE WORTH, FL 33461-6268

Changed: 08/22/2005

Mailing Address

2981 FLORIDA MANGO ROAD
LAKE WORTH, FL 33461-6268

Changed: 08/22/2005

Registered Agent Name & Address

Rosenbaum PLLC
1700 PALM BEACH LAKES BLVDH
SUITE 600
WEST PALM BEACH, FL 33401

Name Changed: 09/22/2023

Address Changed: 01/29/2024

Officer/Director Detail

Name & Address

Title President