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

New Effective Date and Time: 10/19/2026 at 8:00 A.M. (Update 01)
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.

OCT 2 2 2026

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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

   Additional Information:

   Notice of Application for Tax Deed recorded 08/07/2026 in Official Records Book 36713, Page 1812.

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)

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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

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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).

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Dated: October 21, 2026

FORSETI REAL ESTATE SERVICES

By: _____
David M. Harrington