Property Information Report

FORSETI

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

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:

   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.

OCT 22 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")

   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

   Notice of Application for Tax Deed recorded 08/07/2026 in Official Records Book 36714, page 788.

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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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

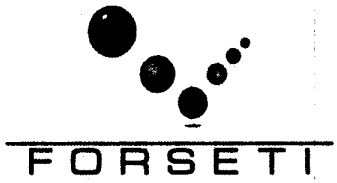
Name Last Assessed:

14375 Strathmore Lane 303 LLC

Address:

7171 Valencia Dr.
Boca Raton, FL 33433-7405

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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