

# CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

## Part 1: Tax Deed Application Information

|                      |                                                                    |                         |                                                                                   |
|----------------------|--------------------------------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
| Applicant            | GERALD YOUNG<br>11765 STONEWALL SPRINGS AVE<br>LAS VEGAS, NV 89138 | Property Owner          | POON DAVID<br>FLAT E 3RD FLOOR<br>12-18 MORRISON HILL RD<br>WAN CHAI<br>HONG KONG |
| Property description | CITRUS SPRINGS UNIT 15 PB 6 PG 123 LOT 6 BLK 1152                  | Application date        | Apr 01, 2026                                                                      |
|                      |                                                                    | Certificate #           | 2024 / 1690                                                                       |
|                      |                                                                    | Date certificate issued | 06/01/2024                                                                        |
|                      |                                                                    | Account number          | 1393884                                                                           |

## Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

| Column 1<br>Certificate Number | Column 2<br>Date of Certificate Sale | Column 3<br>Face Amount of Certificate | Column 4<br>Interest | Column 5: Total<br>(Column 3 + Column 4) |
|--------------------------------|--------------------------------------|----------------------------------------|----------------------|------------------------------------------|
| # 2024/1690                    | 06/01/2024                           | 173.42                                 | 25.76                | 199.18                                   |
| → Part 2: Total*               |                                      |                                        |                      | 199.18                                   |

## Part 3: Other Certificates Redeemed by Applicant (Other than County)

| Column 1<br>Certificate Number | Column 2<br>Date of Other Certificate Sale | Column 3<br>Face Amount of Other Certificate | Column 4<br>Tax Collector's Fee | Column 5<br>Interest | Total<br>(Column 3 + Column 4 + Column 5) |
|--------------------------------|--------------------------------------------|----------------------------------------------|---------------------------------|----------------------|-------------------------------------------|
| # 2025/1836                    | 06/01/2025                                 | 629.25                                       | 6.25                            | 44.70                | 680.20                                    |
| Part 3: Total*                 |                                            |                                              |                                 |                      | 680.20                                    |

## Part 4: Tax Collector Certified Amounts (Lines 1-7)

|                                                                                                                                     |                 |
|-------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant<br>(*Total of Parts 2 + 3 above) | 879.38          |
| 2. Delinquent taxes paid by the applicant                                                                                           | 0.00            |
| 3. Current taxes paid by the applicant                                                                                              | 605.43          |
| 4. Property information report fee                                                                                                  | 250.00          |
| 5. Tax deed application fee                                                                                                         | 175.00          |
| 6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)                                 | 85.94           |
| 7. <b>Total Paid (Lines 1-6)</b>                                                                                                    | <b>1,995.75</b> |

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.

|                                      |                         |
|--------------------------------------|-------------------------|
| Christina Sedlak                     | Citrus County, Florida  |
| Signature, Tax Collector or Designee | Date 31st of July, 2026 |

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

| <b>Part 5: Clerk of Court Certified Amounts (Lines 8-15)</b>                                              |          |
|-----------------------------------------------------------------------------------------------------------|----------|
| 8. Processing tax deed fee                                                                                | 129.00   |
| 9. Certified or registered mail charge                                                                    | 0.00     |
| 10. Advertising charge (see s.197.542, F.S.)                                                              | 0.00     |
| 11. Recording fee for certificate of notice                                                               | 0.00     |
| 12. Sheriff's fees                                                                                        | 0.00     |
| 13. Interest (see Clerk of Court Instructions, page 2)                                                    | 0.00     |
| 14. <b>Total Paid (Lines 8-13)</b>                                                                        | 129.00   |
| 15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S. |          |
| 16. Statutory opening bid (total of Lines 7, 14, and 15, if applicable)                                   | 2,124.75 |
| 17. Redemption fee                                                                                        | 6.25     |
| 18. Total amount to redeem                                                                                | 2,131.00 |
| Date of sale                                                                                              |          |
| Signature, Clerk of Court or Designee                                                                     |          |

## 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 5.

#### Part 3: Other Certificates Redeemed by Applicant (Other than County)

**Total.** Add the amounts in Columns 3, 4 and 5

#### Part 4: Tax Collector Certified Amounts (Lines 1-7)

**Line 1,** enter the total of Part 2 plus the total of Part 3 above.

**Total Paid, Line 7:** Add the amounts of Lines 1-6

**Line 6, 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 6**. 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(3), Florida Administrative Code.

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.

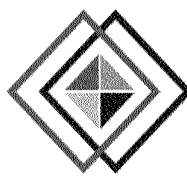
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

### Clerk of Court (complete Part 5)

**Line 13: 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 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

**Line 14: Total Paid** Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

**FULL LEGAL (if applicable)**



## **TAX DEED APPLICATION COVER LETTER**

**Account #:** 1393884

This certifies that the following persons shall be notified by the Clerk of the Circuit Court regarding this Tax Deed Application on the above property per 197.502(4), F.S., and 12D-13.060(4), F.A.C. The addresses provided are based on the attached Property Information Report and supporting documents:

**Tax Deed Applicant**

GERALD YOUNG  
11765 STONEWALL SPRINGS AVE  
LAS VEGAS, NV 89138

**Owner on Current Tax Roll**

POON DAVID  
FLAT E 3RD FLOOR  
12-18 MORRISON HILL RD  
WAN CHAI  
HONG KONG

**Additional Parties, Per Search**

CITRUS SPRINGS CIVIC ASSOCIATION INC  
1570 W CITRUS SPRINGS BLVD  
CITRUS SPRINGS, FL 34434

Other Party

CITRUS SPRINGS CIVIC ASSOCIATION, INC.  
P.O. BOX 236  
HOLDER, FL 34445

Other Party

ROBERT B CHILDERS JR, REGISTERED AGENT  
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION INC  
PO BOX 236  
HOLDER, FL 34445

Other Party

ROBERT B CHILDERS, JR., REGISTERED AGENT O/B/O  
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Other Party



*Integrity • Innovation*

**Janice A. Warren, C.F.C.**

*Citrus County Tax Collector*

1570 W. CITRUS SPRINGS BLVD.  
CITRUS SPRINGS, FL 34434

DAVID POON  
FLAT E 3 F SUN TAO BUILDING  
12 18 MORRISON HILL ROAD  
WAN CHAI  
HONG KONG

**Title Holder**

**Certified By:**

Christina Sedlak

---

Tax Collector or Authorized Designee

# TitleExpress®

A service of **Grant Street Group**

339 Sixth Ave, Suite 1400

Pittsburgh, PA 15222

Web: [www.grantstreet.com](http://www.grantstreet.com)

E-mail: [TitleExpress@grantstreet.com](mailto:TitleExpress@grantstreet.com)

Phone: (412) 391-5555

At the request of the County Tax Collector for Citrus County, FL, a search has been made of the Public Records for the following described property:

| Account # | Parcel ID               | Property Address                          |
|-----------|-------------------------|-------------------------------------------|
| 1393884   | 18E17S100150 11520 0060 | 450 E PARKER LOOP<br>CITRUS SPRINGS 34434 |

## Legal Description

CITRUS SPRINGS UNIT 15 PB 6 PG 123 LOT 6 BLK 1152

## Other Parcel Info

| Certificate # | Assessed Value | Homestead? | Mobile Home? | Bankruptcy? |
|---------------|----------------|------------|--------------|-------------|
| 2024 - 1690   | \$3,302        | No         | No           | No          |

**Owner of Record on Current Tax Roll**  
DAVID POON

**Billing Name & Address**  
DAVID POON

FLAT E 3RD FLOOR  
12-18 MORRISON HILL RD  
WAN CHAI

HONG KONG

FLAT E 3 F SUN TAO BUILDING  
12 18 MORRISON HILL ROAD  
WAN CHAI  
HONG KONG

# PROPERTY INFORMATION REPORT

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This Property Information Report has been prepared in accordance with the requirements of Florida Statutes, Sections 197.502(4) and (5), and satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.061.

This report is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions is limited to the amount paid for this report, and is further limited to the person(s) expressly identified by name as the recipient(s) of the report.

**Report Date: 07/01/2026      Search covers      20 years      through: 06/25/2026**

*Christina Young*  
Title Examiner

---

**General Examiner Comments:**

**APPARENT TITLE HOLDER****Name & Address of Record**

DAVID POON  
 FLAT E., 3RD FLOOR  
 12-18 MORRISON HILL ROAD  
 WAN CHAI  
 HONG KONG

**Document**

Warranty Deed  
 Bk:2590 Pg:853

**Examiner Comments****Related Documents (for Reference)**

Warranty Deed  
 Bk:549 Pg:417

Affidavit  
 Bk:2590 Pg:833

Warranty Deed  
 Bk:2590 Pg:836

**MORTGAGE HOLDER****Name & Address of Record**

None found.

**Document****Examiner Comments****Related Documents (for Reference)**

None found.

**LIEN HOLDER****Name & Address of Record**

None found.

**Document****Examiner Comments****Related Documents (for Reference)**

None found.

**OTHER PARTIES**

| <b>Name &amp; Address of Record</b>                                                                                                                    | <b>Document</b>             | <b>Examiner Comments</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|--------------------------|
| CITRUS SPRINGS CIVIC ASSOCIATION, INC.<br>P.O. BOX 236<br>HOLDER FL 34445                                                                              | Sunbiz Civic<br>Association |                          |
| ROBERT B CHILDERS, JR., REGISTERED<br>AGENT O/B/O CITRUS SPRINGS CIVIC<br>ASSOCIATION, INC.<br>1570 W. CITRUS SPRINGS BLVD.<br>CITRUS SPRINGS FL 34434 | Sunbiz Civic<br>Association |                          |

**Related Documents (for Reference)**

None found.

**OTHER DOCUMENTS****Document Type**

Property Appraiser

Our Case Number 43304

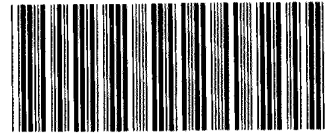
Return to:  
North Star Title Insurance Agency, Inc.  
1031 Cape Coral Parkway, E., Suite 204.  
Cape Coral, Florida 33904

This Instrument Prepared by:  
Suzanne Seahse  
North Star Title Insurance Agency, Inc.  
1031 Cape Coral Parkway, E., Suite 204  
Cape Coral, Florida 33904

Property Appraisers Parcel ID#  
1393884 & 1262119 & 1368952

## Warranty Deed

Individual -Individual



2013053672 2 PGS

THIS WARRANTY DEED Made the 15 day of Oct, 2013 by

CJG-CST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WHOSE ADDRESS IS:

10821 Hawks Vista Street, Plantation, FL 33324

HEREINAFTER CALLED THE GRANTOR, TO

DAVID POON

WHOSE ADDRESS IS:

Flat E., 3rd Floor, 12-18 Morrison Hill Road, Wan Chai, HONG KONG

HEREINAFTER CALLED THE GRANTEE:

(WHEREVER USED HEREIN THE TERM: "GRANTOR" AND "GRANTEE" INCLUDE ALL THE PARTIES TO THIS INSTRUMENT AND THE HEIRS, LEGAL REPRESENTATIVES AND ASSIGNS OF INDIVIDUALS AND THE SUCCESSORS AND ASSIGNS OF CORPORATIONS)

WITNESSETH: THAT THE GRANTOR, FOR AND IN CONSIDERATION OF THE SUM OF \$10.00 AND OTHER VALUABLE CONSIDERATIONS, RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED HEREBY, GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS AND CONFIRMS UNTO THE GRANTEE, ALL THAT CERTAIN LAND SITUATE IN Citrus County, Florida, VIZ:

Lot 6, Block 1152, of CITRUS SPRINGS, Unit Fifteen, a subdivision according to the Plat thereof, recorded in Plat Book 6, Page 123 through 128, in the Public Records of Citrus County, Florida.

Acct. #1393884

Lot 17, Block 282, of CITRUS SPRINGS, Unit Three, a subdivision according to the Plat thereof, recorded in Plat Book 5, Page 116 through 129, in the Public Records of Citrus County, Florida.

Acct. #1262119

Lot 6, Block 664, CITRUS SPRINGS, Unit Eleven, a subdivision according to the Plat thereof, recorded in Plat Book 6, Page 80 through 86, in the Public Records of Citrus County, Florida.

Acct. #1365244

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING. TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER. AND THE GRANTOR HEREBY COVENANTS WITH SAID GRANTEE THAT THE GRANTOR IS LAWFULLY SEIZED OF SAID LAND IN FEE SIMPLE; THAT THE GRANTOR HAS GOOD RIGHT AND LAWFUL AUTHORITY TO SELL AND CONVEY SAID LAND; THAT THE GRANTOR HEREBY FULLY WARRANTS THE TITLE TO SAID LAND AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER; AND THAT SAID LAND IS FREE OF ALL ENCUMBRANCES, EXCEPT TAXES ACCRUING SUBSEQUENT TO DECEMBER 31, 2012.

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$18.50  
DOCUMENTARY TAX: \$88.20  
# 2013053672 BK:2590 PG:853  
11/13/2013 02:15 PM 2 PGS  
TSTEELFOX,DC Receipt #047659

IN WITNESS WHEREOF, THE SAID GRANTOR HAS SIGNED AND SEALED THESE PRESENTS THE DAY AND YEAR FIRST ABOVE WRITTEN.  
SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

WITNESS [Signature]  
Signature  
Print name DEBBY BERNHARDT  
WITNESS [Signature]  
Signature  
Print name ORNA GELMAN

CJG-CST HOLDINGS, LLC, A Florida Limited Liability Company

[Signature]  
Cindy J. Goldstein, Manager/Member

(TWO SEPARATE WITNESSES REQUIRED)

STATE OF FL  
COUNTY OF BROWARD

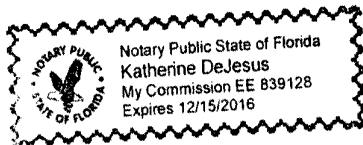
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF OCT, 20 13 BY Cindy J. Goldstein, Manager/Member of CJG-CST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED THE FOLLOWING TYPE OF IDENTIFICATION (DR LIC) AS IDENTIFICATION AND DID NOT TAKE AND OATH.  
SEAL

[Signature]  
SIGNATURE (NOTARY PUBLIC)

PRINT NAME

SERIAL

MY COMMISSION EXPIRES:



16302-10  
This instrument was Prepared By  
The Deltona Corporation,  
by Nancy Roche  
3200 S. W. 3rd Avenue  
Miami, Florida 33129

2,195  
AFTER RECORDING PLEASE RETURN TO:  
FIVE POINTS TITLE SERVICES CO., INC.  
3825 S.W. 3RD AVE., MIAMI, FL. 33129

REC. ✓  
DOC. 622  
TOT. 2.00

## Warranty Deed

**This Indenture**, made this 13th day of November, A.D. 19 79,  
between THE DELTONA CORPORATION, a corporation existing under the laws of the State of  
Delaware, having a place of business in the County of Dade and State of Florida, and lawfully authorized  
to transact business in the State of Florida, party of the first part, and

Anthony Di STEFANO and Delia L. Di STEFANO, his wife, as tenants  
by the entireties  
parties of the second part, whose mailing address is: c/o Nabisco Inc.  
Post Office Box 2008  
Bayamon, Puerto Rico 00619

### WITNESSETH:

That the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND  
OTHER GOOD AND VALUABLE CONSIDERATION to it in hand paid by the said parties of the second  
part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said parties of the  
second part, their heirs and assigns forever, the following described land situate, lying and being in the  
County of Citrus, and State of Florida, to-wit:

Lot 6, Block 1152 of Citrus Springs,  
Unit FIFTEEN, a Subdivision according to the Plat thereof, recorded in  
Plat Book 6, Page 123-128 of the Public Records  
of Citrus County, Florida.

This deed is executed subject to restrictions, reservations and easements of record. The party of the  
first part reserves unto itself the right to enter the above described property to complete certain  
improvements to the property, and the party of the first part shall pay the taxes on the property through the  
year in which improvements are completed. The right of entry shall automatically terminate upon  
completion of the above referred to improvements.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the  
same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its  
name by its authorized agent and its corporate seal to be affixed the day and year above written.

Signed, sealed and delivered  
in the presence of us:

THE DELTONA CORPORATION,

James C. Ferguson  
Glenn C. Sloan

By Amanda W. Hines  
Amanda W. Hines (Authorized Agent)

STATE OF FLORIDA }  
COUNTY OF DADE } SS

I HEREBY CERTIFY, that on this 13th day of November, A.D. 19 79  
before me personally appeared Amanda W. Hines of THE DELTONA CORPORATION, a corporation  
under the laws of the State of Delaware, to me known to be the person who signed the foregoing  
instrument as such agent and acknowledged the execution thereof to be his free act and deed as such agent  
for the uses and purposes therein mentioned and that he affixed thereto the official seal of said corporation,  
and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal at Miami, in the County of Dade and State of Florida, this  
day and year last aforesaid.

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES NOV. 24 1982  
WILLIAM HUBBARD, JR. (NOTARY PUBLIC)

William Hubbard, Jr.  
Notary Public, State of  
Florida at Large

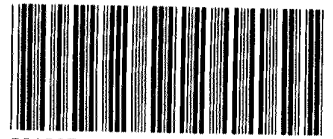
FILED & RECORDED  
COUNTY, FLORIDA

BOOK 549 PAGE 417

FILE NO. 251043

## Affidavit of No Intervening Divorce

File Number 43293



2013053660 1 PG

Before me, the undersigned authority personally appeared, who, deposes and states as follows:

1. That I am the spouse of ANTHONY DI STEFANO who died on the 27 day of SEPTEMBER, 1992.
2. That my said deceased spouse and myself, acquired title, as an Estate by the Entirety, to the following property:

Lot 5, Block 1152 of CITRUS SPRINGS, Unit Fifteen, a subdivision according to the Plat thereof, recorded in Plat Book 7, Page 40 through 48 of the Public Records of Citrus County, Florida.

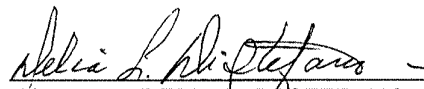
Acct.#1393876

Lot 6, Block 1152 of CITRUS SPRINGS, Unit Fifteen, a subdivision according to the Plat thereof, recorded in Plat Book 7, Page 40 through 48 of the Public Records of Citrus County, Florida.

Acct.#1393884

3. That the relationship between Affiant and the aforesaid deceased spouse of the Affiant continued from the date of their marriage to the time of decedent's death; and further that no intervening divorce ever occurred between them, and that the Affiant at the date of this Affidavit so states and deposes.

FURTHER AFFIANT SAYTH NOT;

  
Signature - DELIA L. DI STEFANO

State of Illinois  
County of Lake

The foregoing instrument was sworn to (or affirmed) before me this 17 day of September 20 13 by DELIA L. DI STEFANO who is personally known to me or has produced the following type of identification Illinois state ID as identification.

Seal

My Commission Expires: 09/19/2016

  
Signature Notary Public

Pamela M Smith

Printed Name Notary Public

\*\*\*\*\*  
"OFFICIAL SEAL"  
PAMELA M SMITH  
Notary Public, State of Illinois  
My Commission Expires 09/19/2016  
\*\*\*\*\*

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$10.00  
# 2013053660 BK:2590 PG:833  
11/13/2013 02:15 PM 1 PG  
TSTEELFOX,DC Receipt #047659

Our Case Number 43293

Return to:

North Star Title Insurance Agency, Inc  
1031 Cape Coral Parkway, E., Suite 204  
Cape Coral, Florida 33904

This Instrument Prepared by:

Suzanne Scalise  
North Star Title Insurance Agency, Inc.  
1031 Cape Coral Parkway, E., Suite 204  
Cape Coral, Florida 33904

Property Appraisers Parcel ID#  
1393876 & 1393884

## Warranty Deed

Individual -Individual



2013053662 2 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE \$18.50  
DOCUMENTARY TAX \$28.00  
# 2013053662 BK: 2590 PG: 836  
11/13/2013 02:15 PM 2 PGS  
TSTEELFOX, DC Receipt #047659

THIS WARRANTY DEED Made the 17 day of SEPTEMBER, 2012 by

DELIA L. DI STEFANO, AN UNREMARIED WIDOW

WHOSE ADDRESS IS:

18852 W. Deerpath Road, Grayslake, IL 60030

HEREINAFTER CALLED THE GRANTOR, TO

CJG-CST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WHOSE ADDRESS IS:

10821 Hawks Vista Street, Plantation, FL 33324

HEREINAFTER CALLED THE GRANTEE:

(WHEREVER USED HEREIN THE TERM: "GRANTOR" AND "GRANTEE" INCLUDE ALL THE PARTIES TO THIS INSTRUMENT AND THE HEIRS, LEGAL REPRESENTATIVES AND ASSIGNS OF INDIVIDUALS AND THE SUCCESSORS AND ASSIGNS OF CORPORATIONS)

WITNESSETH: THAT THE GRANTOR, FOR AND IN CONSIDERATION OF THE SUM OF \$10.00 AND OTHER VALUABLE CONSIDERATIONS, RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED HEREBY, GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS AND CONFIRMS UNTO THE GRANTEE, ALL THAT CERTAIN LAND SITUATE IN Citrus COUNTY, FLORIDA, VIZ:

Lot 5, Block 1152 of CITRUS SPRINGS, Unit Fifteen, a subdivision according to the Plat thereof, recorded in Plat Book 7, Page 40 through 48 of the Public Records of Citrus County, Florida.

Acct.#1393876

Lot 6, Block 1152 of CITRUS SPRINGS, Unit Fifteen, a subdivision according to the Plat thereof, recorded in Plat Book 7, Page 40 through 48 of the Public Records of Citrus County, Florida.

Acct.#1393884

THIS PROPERTY IS NOT NOW, NOR HAS IT EVER BEEN, NOR IS IT CONTIGUOUS TO HOMESTEAD PROPERTY OF THE GRANTOR.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD TOGETHER WITH ALL THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO BELONGING OR IN ANYWISE APPERTAINING. TO HAVE AND TO HOLD, THE SAME IN FEE SIMPLE FOREVER. AND THE GRANTOR HEREBY COVENANTS WITH SAID GRANTEE THAT THE GRANTOR IS LAWFULLY SEIZED OF SAID LAND IN FEE SIMPLE; THAT THE GRANTOR HAS GOOD RIGHT AND LAWFUL AUTHORITY TO SELL AND CONVEY SAID LAND; THAT THE GRANTOR HEREBY FULLY WARRANTS THE TITLE TO SAID LAND AND WILL DEFEND THE SAME AGAINST THE LAWFUL CLAIMS OF ALL PERSONS WHOMSOEVER; AND THAT SAID LAND IS FREE OF ALL ENCUMBRANCES, EXCEPT TAXES ACCRUING SUBSEQUENT TO DECEMBER 31, 2012.

IN WITNESS WHEREOF, THE SAID GRANTOR HAS SIGNED AND SEALED THESE PRESENTS THE DAY AND YEAR FIRST ABOVE WRITTEN.  
SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

WITNESS  
Signature [Signature]  
Print name Joanna Gaitan  
WITNESS  
Signature [Signature]  
Print name Maria Gaitan

[Signature]  
DELIA L. DI STEFANO

(TWO SEPARATE WITNESSES REQUIRED)

STATE OF Illinois  
COUNTY OF Lake

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF September, 20 13 BY DELIA L. DI STEFANO, AN UNREMARIED WIDOW WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED THE FOLLOWING TYPE OF IDENTIFICATION (Illinois State ID) AS IDENTIFICATION AND DID NOT TAKE AND OATH.  
SEAL

[Signature]  
SIGNATURE (NOTARY PUBLIC)  
PRINT NAME Pamela M Smith  
SERIAL # \_\_\_\_\_

MY COMMISSION EXPIRES: 09/19/2016





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Not For Profit Corporation  
CITRUS SPRINGS CIVIC ASSOCIATION, INC.

### Filing Information

|                             |            |
|-----------------------------|------------|
| <b>Document Number</b>      | 734809     |
| <b>FEI/EIN Number</b>       | 59-6543328 |
| <b>Date Filed</b>           | 01/13/1976 |
| <b>State</b>                | FL         |
| <b>Status</b>               | ACTIVE     |
| <b>Last Event</b>           | AMENDMENT  |
| <b>Event Date Filed</b>     | 01/28/2025 |
| <b>Event Effective Date</b> | NONE       |

### Principal Address

1570 W. Citrus Springs Blvd.  
Citrus Springs, FL 34434

Changed: 04/16/2025

### Mailing Address

PO BOX 236  
HOLDER, FL 34445

Changed: 01/28/2025

### Registered Agent Name & Address

CHILDERS, ROBERT B, Jr.  
1570 W. Citrus Springs Blvd.  
Citrus Springs, FL 34434

Name Changed: 01/16/2026

Address Changed: 04/16/2025

### Officer/Director Detail

#### **Name & Address**

Title President

CHILDERS, ROBERT B, Jr.  
PO BOX 236  
HOLDER, FL 34445

Title VP

CANDELA, SALVATORE  
PO BOX 236  
HOLDER, FL 34445

Title Secretary

PASTOR, LORENE  
PO BOX 236  
HOLDER, FL 34445

Title Treasurer

SMITH, RUTH  
PO BOX 236  
HOLDER, FL 34445

Title Director

STOUTE, EDDIE  
PO BOX 236  
HOLDER, FL 34445

Title Director

KOCHER, AMANDA  
PO BOX 236  
HOLDER, FL 34445

Title Director

PARKER, JOE  
PO BOX 236  
HOLDER, FL 34445

Title Director

MILLER, LORRAINE  
PO BOX 236  
HOLDER, FL 34445

Title D

LAMB, WILLIAM  
PO BOX 236  
HOLDER, FL 34445

## Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2024        | 05/02/2024 |
| 2025        | 04/16/2025 |
| 2026        | 01/16/2026 |

## Document Images

|                                                     |                                          |
|-----------------------------------------------------|------------------------------------------|
| <a href="#">01/16/2026 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/16/2025 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/28/2025 -- Amendment</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">11/25/2024 -- Amendment</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">05/02/2024 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/13/2023 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/20/2022 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/12/2021 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">07/29/2020 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">09/26/2019 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">06/07/2019 -- AMENDED ANNUAL REPORT</a> | <a href="#">View image in PDF format</a> |
| <a href="#">02/09/2019 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/12/2018 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/12/2017 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/28/2016 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/16/2015 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/06/2014 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/27/2013 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/05/2012 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/06/2011 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/28/2010 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/13/2009 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/27/2008 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">08/27/2007 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/05/2006 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">04/04/2005 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">03/25/2004 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/13/2003 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/04/2002 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/29/2001 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/27/2000 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/26/1999 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/04/1998 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/21/1997 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">01/29/1996 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |
| <a href="#">02/09/1995 -- ANNUAL REPORT</a>         | <a href="#">View image in PDF format</a> |

**Altkey: 1393884**  
**POON DAVID**

**Parcel ID: 18E17S100150 11520 0060**  
**450 E PARKER LOOP , CITRUS SPRINGS, 34434**

**Citrus County Property Appraiser, Cregg E. Dalton**

PC Code 0000 - VACANT  
 Bldg Counts Res 0 / MH 0 / Comm 0  
 Nbhd 1515 - CITRUS SPRINGS UNIT 15  
 Tax District 00CS - CITRUS SPRINGS  
 Subdivision 000374 - CITRUS SPRINGS UNIT 15  
 Short Legal CITRUS SPRINGS UNIT 15 PB 6 PG 123 LOT 6 BLK 1152  
 Est. Parcel Sqft 10,103  
 Est. Parcel Acres .23  
 Map SC-TW-RG 19-17S-19E

Recording Activity Notification (RAN) system WORRIED ABOUT PROPERTY FRAUD?

**Mailing Address**

Name POON DAVID  
 Mailing Address FLAT E 3RD FLOOR  
 12-18 MORRISON HILL RD  
 WAN CHAI HONG KONG

**All Owners**

| Name       | Owner Type      |
|------------|-----------------|
| POON DAVID | IN - Individual |

**Value History and Tax Amount**

| Year | Land Value | Impr Value | Just Value | Non-Sch. Assessed | Non-Sch. Exemptions | Non-Sch. Taxable | HX Cap Savings | Tax Estimate | Tax Link             |
|------|------------|------------|------------|-------------------|---------------------|------------------|----------------|--------------|----------------------|
| 2025 | \$11,140   | \$0        | \$11,140   | \$3,302           | \$0                 | \$3,302          | \$0            | \$587.80     | <a href="#">Link</a> |
| 2024 | \$6,560    | \$0        | \$6,560    | \$3,002           | \$0                 | \$3,002          | \$0            | \$538.16     | <a href="#">Link</a> |

**Tax Estimate upon sale of the property (no assessment capping or exemptions)**

| Year | Tax Dist | District Name  | Market Value | Millage Rate | Tax Estimate |
|------|----------|----------------|--------------|--------------|--------------|
| 2025 | 00CS     | CITRUS SPRINGS | \$11,140     | 14.8298      | \$639.83     |

**Buyer Beware!**

Property taxes may be affected with change in ownership. When buying real estate property, you should not assume that property taxes will remain the same. Whenever there is a change in ownership, the assessed value of the property may reset to full market value, which could result in higher property taxes. Please use our tax estimator to approximate your new property taxes. Homestead exemptions and agricultural classifications are not transferable to the new owner. You must apply for your own exemptions and agricultural classifications.

### Special Assessments

| Project # | Description                    | Amount   |
|-----------|--------------------------------|----------|
| 0024      | CITRUS SPRINGS MSBU            | \$30.00  |
| 0131      | FIRE SERVICES ASSESSMENT       | \$26.33  |
| 0147      | WATER UTILITY AVAIL ASMT       | \$21.77  |
| 0160      | 2024 CITRUS SPRINGS WATERLINES | \$418.79 |

### Sales

| Sale Date  | Sale Price | Book/Page | Instr Type                   | V/I |
|------------|------------|-----------|------------------------------|-----|
| 10/01/2013 | \$12,600   | 2590/0853 | 14-SALE / MORE THAN 1 PARCEL | V   |
| 09/01/2013 | \$4,000    | 2590/0836 | 14-SALE / MORE THAN 1 PARCEL | V   |
| 11/01/1979 | \$2,200    | 0549/0417 | 13-FROM DEVELOPERS           | V   |

### DISCLAIMER

Sales do not generally appear in database until approximately 8 to 10 weeks after the recording date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

### Land & Agricultural

| Line | Land Use                | Type         | Units | Frontage | Depth | Ag Flag | Classified Value | Just Value | Zoning |
|------|-------------------------|--------------|-------|----------|-------|---------|------------------|------------|--------|
| 1    | 0008-SFR NON-WATERFRONT | F-FRONT FOOT | 79.00 | 79.0     | 125   |         |                  | \$11,140   | PDR    |

Total Misc Value

### Legal Description

| Legal Description                                 |
|---------------------------------------------------|
| CITRUS SPRINGS UNIT 15 PB 6 PG 123 LOT 6 BLK 1152 |

**DISCLAIMER**

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Legal description as shown is not to be used on legal documents. The legal description is intended for general information only. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the legal description.

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1393884

# APPLICATION FOR TAX DEED

512  
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923129

To: Tax Collector of CITRUS COUNTY, Florida

I,  
GERALD YOUNG  
11765 STONEWALL SPRINGS AVE  
LAS VEGAS, NV 89138,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

| Account Number                                    | Certificate No. | Date       |
|---------------------------------------------------|-----------------|------------|
| 1393884                                           | 2024/1690       | 06-01-2024 |
| Legal Description                                 |                 |            |
| CITRUS SPRINGS UNIT 15 PB 6 PG 123 LOT 6 BLK 1152 |                 |            |

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- 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 sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Signature on File  
GERALD YOUNG  
11765 STONEWALL SPRINGS AVE  
LAS VEGAS, NV 89138

04-01-2026  
Application Date

\_\_\_\_\_  
Applicant's signature

Altkey: 1393884  
POON DAVID

Parcel ID: 18E17S100150 11520 0060  
450 E PARKER LOOP , DUNNELLON, 34434

### Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT  
Bldg Counts Res 0 / MH 0 / Comm 0  
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|                  |
|------------------|
| Total Misc Value |
|------------------|