

RECEIVED

By Tifani White at 8:43 am, 8/13/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

513
R. 07/19
Page 1 of 2**Part 1: Tax Deed Application Information**

Applicant	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035	Property Owner	VILLAR FILIPINAS P 300 W 110TH ST APT 14 K NEW YORK, NY 10026
Property description	CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 48 BLK 11	Application date	Apr 21, 2026
		Certificate #	2024 / 5754
		Date certificate issued	06/01/2024
		Account number	2536101

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

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2024/5754	06/01/2024	318.52	51.89	370.41
# 2025/6188	06/01/2025	336.62	23.91	360.53
→ Part 2: Total*				730.94

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

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# /					
Part 3: Total*					0.00

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

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	730.94
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	363.73
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)	91.18
7. Total Paid (Lines 1-6)	1,610.85

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 13th of August, 2026

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

Part 5: Clerk of Court Certified Amounts (Lines 8-15)	
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. Total Paid (Lines 8-13)	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)	1,739.85
17. Redemption fee	6.25
18. Total amount to redeem	1,746.10
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.

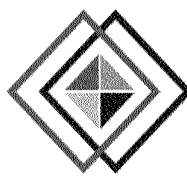
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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)



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

TAX DEED APPLICATION COVER LETTER

Account #: 2536101

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

SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

Owner on Current Tax Roll

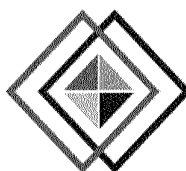
VILLAR FILIPINAS P
300 W 110TH ST APT 14 K
NEW YORK, NY 10026

Additional Parties, Per Search

CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY Other Party
OWNERS ASSOCIATION, INC.
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

QUALIFIED PROPERTY MANAGEMENT INC, Other Party
REGISTERED AGENT O/B/O CAMBRIDGE GREENS OF
CITRUS HILLS PROPERTY OWNERS ASSOCIATION,
INC.
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

FILIPINAS P. VILLAR Title Holder



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

300 CATHEDRAL PARKWAY APT. 14-K
NEW YORK, NY 10026

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

E-mail: 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
2536101	19E18S330020 00110 0480	1285 N CHANCE WAY INVERNESS 34453

Legal Description

CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 48 BLK 11

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5754	\$17,204	No	No	No

Owner of Record on Current Tax Roll
FILIPINAS P VILLAR

Billing Name & Address

300 W 110TH ST APT 14 K
NEW YORK NY 10026

PROPERTY INFORMATION REPORT

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: 07/24/2026 Search covers 20 years through: 07/17/2026

Wendy Carter
Title Examiner

General Examiner Comments:

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

FILIPINAS P. VILLAR
 300 CATHEDRAL PARKWAY APT. 14-K
 NEW YORK NY 10026

Document

Warranty Deed
 Bk:1098 Pg:756

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

None found.

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**Name & Address of Record**

QUALIFIED PROPERTY MANAGEMENT INC,
 REGISTERED AGENT O/B/O CAMBRIDGE
 GREENS OF CITRUS HILLS PROPERTY
 OWNERS ASSOCIATION, INC.
 5901 US HIGHWAY 19
 SUITE 7Q
 NEW PORT RICHEY FL 34652

Document

Sunbiz- HOA

Examiner Comments

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

Rec. 10 50
Dis. 129 50

This instrument Prepared by and Record and Return to:

SCOTT G. LYONS, PRESIDENT
NATURE COAST TITLE COMPANY, INC
910 N. SUNCOAST BLVD.
CRYSTAL RIVER, FLORIDA, 34429
File #: 07C02793
Property Appraisers Parcel Identification (Folio) Numbers:
R33-18S-10E-0020-00110-0480
Alternate Key #: 2536101
Grantee SS #: [REDACTED]

This instrument is prepared in connection with the issuance of a Title Insurance Policy.

SPACE ABOVE THIS LINE FOR RECORDING DATA

Documentary Tax Paid

\$ 129.50

Intangible Tax Paid

\$

Betty Striffler,

Clerk of Circuit Court,

Citrus County, Florida

By: [Signature] D.C.

95 SEP 22 AM 10 04

VERIFIED BY:

[Signature]

D.C.

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFFLER, CLERK

874944

BR 1098PG0756

WARRANTY DEED

THIS WARRANTY DEED, made the 12th day of September, A.D. 1995 between

Robert L. Fisher and Joan W. Fisher, his wife

herein called the grantors, and

Filipinas P. Villar, a single woman

whose post office address is: 300 Cathedral Parkway Apt. 14-K

hereinafter called the Grantee: New York, NY. 10026

(Wherever used herein the terms "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 grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 grantors hereby covenant with said grantee that the grantors is/are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant 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, 1994, subject to easements, restrictions, and/or reservations of Records.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Judith A. Kline
Witness Signature

JUDITH A. Kline
Printed Signature

Maria Elena Duobinis
Witness Signature

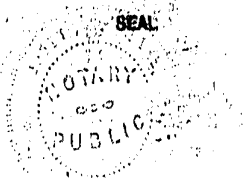
Maria Elena Duobinis
Printed Signature

[Signature] L.S.
Robert L. Fisher
1004 Stone Gate Blvd., Exton, MD 21021

[Signature] L.S.
Joan W. Fisher
1004 Stone Gate Blvd., Exton, MD 21021

STATE OF Maryland
COUNTY OF Cecil

The foregoing instrument was acknowledged before me this 12 day of September, 19 95 by **Robert L. Fisher and Joan W. Fisher, his wife** who is/are personally known to me or have produced Dunes License as identification and did (did not) take an oath.



Judith A. Kline
Notary Signature
JUDITH A. Kline
Printed Notary Signature
My Commission Expires:

JUDITH A. KLINE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires December 27, 1997

EXHIBIT "A"

Lot 48, Block 11, Cambridge Greens of Citrus Hills, according to the map or plat thereof as recorded in Plat Book 13, Pages 119 through 124, Public Records of Citrus County, Florida.

BK1098P60757



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

Detail by Entity Name

Florida Not For Profit Corporation

CAMBRIDGE GREENS OF CITRUS HILLS PROPERTY OWNERS ASSOCIATION, INC.

Filing Information

Document Number N24927
FEI/EIN Number 59-2811603
Date Filed 02/19/1988
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 04/01/2016
Event Effective Date NONE

Principal Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Changed: 04/28/2026

Mailing Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Changed: 04/28/2026

Registered Agent Name & Address

QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Name Changed: 04/28/2026

Address Changed: 04/28/2026

Officer/Director Detail

Name & Address**Title President**

MESSINA, MARIANNE
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Title VP

RASBURY, MATTHEW
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Title Secretary

BELANGER, LINDA
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Title Treasurer

HOELTKE, BILL
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Title Director

KELLY, TOM
QUALIFIED PROPERTY MANAGEMENT INC
5901 US HIGHWAY 19
SUITE 7Q
NEW PORT RICHEY, FL 34652

Annual Reports

Report Year	Filed Date
2025	01/22/2025
2025	03/24/2025
2026	04/28/2026

[04/28/2026 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/04/2025 -- AMENDED ANNUAL REPORT](#)[View image in PDF format](#)

<u>03/24/2025 -- AMENDED ANNUAL REPORT</u>	View image in PDF format
<u>01/22/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2021 -- ANNUAL REPORT</u>	View Image In PDF format
<u>05/18/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/08/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/19/2016 -- ANNUAL REPORT</u>	View Image In PDF format
<u>04/01/2016 -- Amendment</u>	View image in PDF format
<u>04/10/2015 -- ANNUAL REPORT</u>	View Image In PDF format
<u>04/18/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/26/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/11/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/22/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/21/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/04/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/03/2006 -- Amendment</u>	View image in PDF format
<u>04/14/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/29/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/26/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>08/05/2003 -- Reg. Agent Change</u>	View image in PDF format
<u>02/21/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2002 -- ANNUAL REPORT</u>	View Image in PDF format
<u>04/19/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/15/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/25/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/20/1995 -- ANNUAL REPORT</u>	View image in PDF format

Altkey: 2536101
VILLAR FILIPINAS P

Parcel ID: 19E18S330020 00110 0480
1285 N CHANCE WAY , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 7450 - CAMBRIDGE GREENS OF CITRUS HILLS
Tax District 000X - WITHLACOOCHEE RIVER BASIN
Subdivision 000200 - CAMBRIDGE GREENS OF CITRUS HIL
Short Legal CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 48 BLK 11
Est. Parcel Sqft 22,000
Est. Parcel Acres .51
Map SC-TW-RG 33-18S-19E

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

Mailing Address

Name VILLAR FILIPINAS P
Mailing Address 300 W 110TH ST APT 14 K
NEW YORK NY 10026

All Owners

Name	Owner Type
VILLAR FILIPINAS P	O - Owner

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	\$19,500	\$0	\$19,500	\$17,204	\$0	\$17,204	\$0	\$315.51	Link
2024	\$18,200	\$0	\$18,200	\$15,640	\$0	\$15,640	\$0	\$271.47	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2025	000X	WITHLACOOCHEE RIVER BASIN	\$19,500	14.8298	\$315.02

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
0131	FIRE SERVICES ASSESSMENT	\$26.33
0147	WATER UTILITY AVAIL ASMT	\$21.77

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
09/01/1995	\$18,500	1098/0756	00-WARRANTY DEED	V
01/01/1994	\$24,410	1019/1716	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	U-UNIT	1.00	.0				\$19,500	PDR

Total Misc Value

Legal Description

Legal Description
CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 48 BLK 11

DISCLAIMER

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.

APPLICATION FOR TAX DEED

512
R. 12/16

Section 197.502, Florida Statutes

Application Number: 923263

To: Tax Collector of CITRUS COUNTY, Florida

I,
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035,

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
2536101	2024/5754	06-01-2024
Legal Description		
CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 48 BLK 11		

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
SAVVY FL LLC
FTB COLLATERAL ASSIGNEE
PO BOX 1000 - DEPT #3035
MEMPHIS, TN 38148-3035

04-21-2026
Application Date

Applicant's signature

Altkey: 2536101
VILLAR FILIPINAS P

Parcel ID: 19E18S330020 00110 0480
1285 N CHANCE WAY , INVERNESS, 34453

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	7450 - CAMBRIDGE GREENS OF CITRUS HILLS
Tax District	000X - WITHLACOOCHEE RIVER BASIN
Subdivision	000200 - CAMBRIDGE GREENS OF CITRUS HIL
Short Legal	CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 48 BLK 11
Est. Parcel Sqft	22,000
Est. Parcel Acres	.51
Map SC-TW-RG	33-18S-19E

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Mailing Address

Name	VILLAR FILIPINAS P
Mailing Address	300 W 110TH ST APT 14 K NEW YORK NY 10026

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2026	000X	WITHLACOOCHEE RIVER BASIN	\$24,700	14.5489	\$407.46

Buyer Beware!

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Special Assessments

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-----------	-------------	--------

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0147	WATER UTILITY AVAIL ASMT	\$21.77
0148	WASTEWATER UTILITY AVAIL ASMT	\$29.51

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Sale Date	Sale Price	Book/Page	Instr Type	V/I
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Total Misc Value
