RECEIVED
By Tifani White at 8:44 am, 8/17/26

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

Part 1: Tax Deed Application Information

Applicant	SAVVY FL LLC FTB COLLATERAL ASSIGNEE PO BOX 1000 - DEPT #3035 MEMPHIS, TN 38148-3035	Property Owner	CHANG FWU MEI 46 JIAN AN ST HUALIEN R O C TAIWAN
Property description	CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 6 BLK 7	Application date	Apr 21, 2026
		Certificate #	2024 / 5752
		Date certificate issued	06/01/2024
		Account number	2535067

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)
# 2024/5752	06/01/2024	318.52	51.89	370.41
# 2025/6187	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.

Sabrina Maloy
Signature, Tax Collector or Designee

Citrus County, Florida

Date 14th 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
	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 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 #: 2535067

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
CHANG FWU MEI
46 JIAN AN ST
HUALIEN R O C
TAIWAN

Additional Parties, Per Search

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

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 — Other Party

FWU-MEI CHANG — Title Holder

Integrity • Innovation
Janice A. Warren, C.F.C.
Citrus County Tax Collector

NO ADDRESS LISTED ON DOCUMENT

Certified By:

Sabrina Maloy

Tax Collector or Authorized Designee

210 N. Apopka Ave, Suite 100 | Inverness, FL 34450
Phone: 352-341-6500 | Fax: 352-341-6514
www.citrustc.us

TDA #: 923262

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
2535067	19E18S330020 00070 0060	1557 E ST CHARLES PL INVERNESS 34453

Legal Description
CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 6 BLK 7

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2024 - 5752	$17,204	No	No	No

Owner of Record on Current Tax Roll
FWU MEI CHANG

46 JIAN AN ST
HUALIEN R O C

TAIWAN

Billing Name & Address

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: 07/23/2026 **Search covers** **20 years** **through:** 07/17/2026

Wendy Carter
Title Examiner

General Examiner Comments:

APPARENT TITLE HOLDER

Name & Address of Record	Document	Examiner Comments
FWU-MEI CHANG	Warranty Deed Bk:1434 Pg:53	No address found on document.

Related Documents (for Reference)

None found.

MORTGAGE HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

LIEN HOLDER

Name & Address of Record	Document	Examiner Comments
None found.		

Related Documents (for Reference)

None found.

OTHER PARTIES

Name & Address of Record	Document	Examiner Comments
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	Sunbiz- HOA	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS

Document Type

Property Appraiser

FILED & RECORDED
CITRUS COUNTY Florida
BETTY STRIFLER, CLERK

1197319

VERIFIED BY:
AK D.C.

Prepared by:
KATHY L. COOK
MANATEE TITLE COMPANY, INC.
2464 North Essex Avenue
Hernando, Florida 34442
M 01-337

General Warranty Deed

Made this June 14, 2001 A.D. By **CAMBRIDGE GREENS OF CITRUS HILLS** hereinafter called the grantor, to **FWU-MEI CHANG, A MARRIED WOMAN,** whose post office address is: _____, hereinafter called the grantee:

(Whenever 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 TEN AND NO/100 DOLLARS ($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 7, CAMBRIDGE GREENS OF CITRUS HILLS, according to plat thereof recorded in Plat Book 13, pages 119 through 124 inclusive, public records of Citrus County, Florida.

2001 JUL 18 AM 11:24

BK 1434 PG 0053

Parcel ID Number: 33 18S 19E 0020 00070 0060

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 subse-quent to December 31, 1999.

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:

CAMBRIDGE GREENS OF CITRUS HILLS

Sandra J. Martinson
Witness Printed Name SANDRA J. MARTINSON

Debra Nash (Seal)
DEBRA NASH, AUTHORIZED AGENT
40 Temple Street, Nashua, NH. 03060

Priscilla L. Clegg
Witness Printed Name Priscilla L. Clegg

_____ (Seal)
Address:

State of NEW HAMPSHIRE
County of HILLSBOROUGH

The foregoing instrument was acknowledged before me this June 14, 2001, by DEBRA NASH, AUTHORIZED AGENT FOR CAMBRIDGE GREENS OF CITRUS HILLS, who is/are personally known to me or who has produced _____ as identification.

Documentary Tax paid $ 16.80
Intangible Tax paid $ _____
Betty Strifler, Clerk of the Circuit Court
Citrus County, Florida
By: _____ D.C.

Sandra J. Martinson
Notary Public
Print Name: _____
My Commissi

OFFICIAL SEAL
SANDRA J. MARTINSON
NOTARY PUBLIC - NH.
HILLSBOROUGH COUNTY
My Comm. Expires June 9, 2004

Closer's Choice Individual Warranty Deed



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

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

Altkey: 2535067
CHANG FWU MEI

Parcel ID: 19E18S330020 00070 0060
1557 E ST CHARLES PL , 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 6 BLK 7
Est. Parcel Sqft	23,689
Est. Parcel Acres	.54
Map SC-TW-RG	33-18S-19E

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

Mailing Address

Name	CHANG FWU MEI
Mailing Address	46 JIAN AN ST HUALIEN R O C TAIWAN

All Owners

Name		Owner Type
CHANG FWU MEI		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
06/01/2001	$24,000	1434/0053	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 6 BLK 7

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: 923262

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
2535067	2024/5752	06-01-2024
Legal Description		
CAMBRIDGE GREENS OF CITRUS HILLS PB 13 PG 119 LOT 6 BLK 7		

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

Applicant's signature

04-21-2026
Application Date

Altkey: 2535067
CHANG FWU MEI

Parcel ID: 19E18S330020 00070 0060
1557 E ST CHARLES PL , 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
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Name	CHANG FWU MEI
Mailing Address	46 JIAN AN ST HUALIEN R O C TAIWAN

All Owners

Name		Owner Type
CHANG FWU MEI		O - Owner

2026 Preliminary Values

Year	Land Value	Impr Value	Just Value	Non-Sch. Assessed	Non-Sch. Exemptions	Non-Sch. Taxable	HX Savings
2026	$24,700	$0	$24,700	$18,924	$0	$18,924	$0

Value History and Tax Amount

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2025	$19,500	$0	$19,500	$17,204	$0	$17,204	$0	$315.51	Link
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