

RECEIVED

By TKirby at 11:35 am, 5/23/25

CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

RESEARCHED BY
SurplusDatabasePro.com**Part 1: Tax Deed Application Information**

Applicant	RAJENDRA INC 14221 LAKE CANDLEWOOD CT MIAMI, FL 33014	Property Owner	CHEN TE LI 3F NO 4 LANE 28 JEN HUA ST PANCHIAO TAIPEI HSIEN TAIWAN
Property description	CITRUS SPGS UNIT 17 PB 7 PG 1 LOT 11 BLK 1228	Application date	Apr 15, 2025
		Certificate #	2023 / 2011
		Date certificate issued	06/01/2023
		Account number	1413087

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)
# 2023/2011	06/01/2023	147.66	50.94	198.60
→ Part 2: Total*				198.60

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)
# 2024/1794	06/01/2024	155.14	6.25	11.02	172.41
Part 3: Total*					172.41

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)	371.01
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	146.95
4. Property information report fee	250.00
5. Tax deed application fee	75.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	12.64
7. Total Paid (Lines 1-6)	855.60

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.

Cindy Truett

Signature, Tax Collector or Designee

Citrus County, Florida

Date 23rd of May, 2025

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)	984.60
17. Redemption fee	6.25
18. Total amount to redeem	990.85
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.

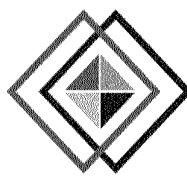
Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

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 #: 1413087

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

RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014

Owner on Current Tax Roll

CHEN TE LI
3F NO 4 LANE 28
JEN HUA ST PANCHIAO
TAIPEI HSIEN
TAIWAN

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.
PO BOX 236
HOLDER, FL 34445

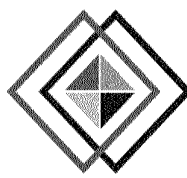
Other Party

SALVATORE CANDELA, REGISTERED AGENT
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.
1570 W. CITRUS SPRINGS BLVD.
CITRUS SPRINGS, FL 34434

Other Party

SALVATORE CANDELA, REGISTERED AGENT
O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC.

Other Party



Integrity • Innovation

Janice A. Warren, C.F.C.

Citrus County Tax Collector

PO BOX 236
HOLDER, FL 34445

Certified By:

Cindy Truett

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
1413087	18E17S100170 12280 0110	9204 N LILY DR CITRUS SPRINGS 34434
Legal Description		
CITRUS SPGS UNIT 17 PB 7 PG 1 LOT 11 BLK 1228		

Other Parcel Info

Certificate #	Assessed Value	Homestead?	Mobile Home?	Bankruptcy?
2023 - 2011	\$3,341	No	No	No

Owner of Record on Current Tax Roll	Billing Name & Address
TE LI CHEN	

3F NO 4 LANE 28
JEN HUA ST
PANCHIAO TAIPEI HSIEN
TAIWAN

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: 04/30/2025 Search covers 20 years through: 04/28/2025

Kim Pickett
Title Examiner

General Examiner Comments:

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

TE LI CHEN
 3F, #4, LANE 28
 JEN-HUA ST
 PANCHIAO TAIPEI HSIEN
 TAIWAN

Document

Warranty Deed
 Bk:1373 Pg:301

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**

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

Document

Sunbiz

Examiner Comments

Name & Address of Record	Document	Examiner Comments
SALVATORE CANDELA, REGISTERED AGENT O/B/O CITRUS SPRINGS CIVIC ASSOCIATION, INC. 1570 W. CITRUS SPRINGS BLVD. CITRUS SPRINGS FL 34434	Sunbiz	

Related Documents (for Reference)

None found.

OTHER DOCUMENTS**Document Type**

Property Appraiser

10.50-PL
97.30-DOC

Documentary Tax Paid
\$ 97.30
Intangible Tax Paid
\$ -0-
Betty Striffler,
Clerk of Circuit Court,
Citrus County, Florida
DAV

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRIFFLER, CLERK
1141371
VERIFIED BY:
DA

This Instrument Prepared By and Return To:
Nancy Roche
FIVE POINTS TITLE SERVICES CO., INC.
8014 S.W. 135th Street Road
Ocala, Florida 34473

Contract No. 05 - 41401
13,900.00
No. Y596

WARRANTY DEED

This Indenture, made on June 29, 2000, Between **FIVE POINTS TITLE SERVICES CO. INC.**, a Florida corporation, as Trustee under the provisions of Trust Agreement dated November 13, 1997, with a post office address of 8014 S. W. 135th Street Road, Ocala, Florida 34473, and lawfully authorized to transact business in the State of Florida; and **SCAFHOLDING B. V.**, a company organized under the laws of the Netherlands, having its principal place of business at 998 Brickell Avenue, Suite 700, Miami, Florida 33131; grantors*, and

TE LI CHEN, A Married Person

whose post office address is: **3F, #4, LANE 28, JEN-HUA ST, PANCHIAO, TAIPEI HSIEN, TAIWAN** hereinafter called the grantee*.

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Citrus County, Florida, to wit:

Property Folio No. - R10 17S18E0170 12280 0110

Lot 11, in Block 1228, of CITRUS SPRINGS UNIT 17, a Subdivision according to the Plat thereof, as recorded in Plat Book 7, at Pages 1 through 18 Inclusive, of the Public Records of Citrus County, Florida.

The above described property is vacant land and is not the permanent residence, domicile or homestead of the Grantee.

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the year 1999 and subsequent years.

This Deed is executed by **FIVE POINTS TITLE SERVICES CO., INC.**, not personally, but as Trustee as above stated, in the exercise of the power and authority conferred upon and vested in it as Trustee (and the Trustee hereby warrants that he possesses full power and authority to execute this instrument), and it is expressly understood that nothing herein shall be construed as creating any liability on **FIVE POINTS TITLE SERVICES CO., INC.**

SCAFHOLDING B. V., a Netherlands corporation, hereby joins in this conveyance, for the purpose of fully warranting the title to the land, and it will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantors have hereunto set grantor's hand and seal the day and year first above written.

2000 JUL 14 AM 10:54

BK 1373PG0301

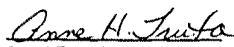
WARRANTY DEED

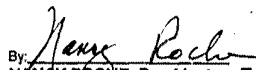
No. Y596

Signed, sealed and delivered in our presence.


Laura L. Lavender, Witness

FIVE POINTS TITLE SERVICES CO., INC.
As Trustee Under Trust Agreement dated
November 13, 1997

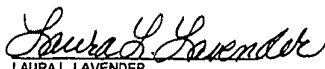

Anne H. Truta, Witness

By: 
NANCY ROCHE, President, as Trustee
8014 S.W. 435th Street Road, Ocala, Florida 34473

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me on June 29, 2000, by NANCY ROCHE, President, of FIVE POINTS TITLE SERVICES CO., INC., a Florida corporation, as Trustee Under Trust Agreement dated November 13, 1997, under authority duly vested in her by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. She is personally known to me.



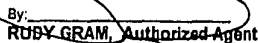

LAURA L. LAVENDER,
Notary Public State of Florida

Signed, sealed and delivered in our presence.


Witness: Victoria Kopman

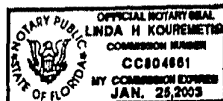
SCAFOLDING B. V.,
a Netherlands corporation


Witness: Linda Kouremetis

By: 
RUDY GRAM, Authorized Agent

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me on this 10 day of July, 2000, by RUDY GRAM, Authorized Agent, of SCAFDOLDING B. V., a Netherlands corporation, on behalf of the corporation, under authority duly vested in him by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. He is personally known to me.




Notary Public State of Florida

BATCH342

2000 JUL 14 AM 10:54

BK 1373PG0302



[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

Document Number	734809
FEI/EIN Number	59-6543328
Date Filed	01/13/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	01/28/2025
Event Effective Date	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

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

Name Changed: 04/16/2025

Address Changed: 04/16/2025

Officer/Director Detail

Name & Address

Title P

CANDELA, SALVATORE
PO BOX 236
HOLDER, FL 34445

Title V

METZ, JAMES
PO BOX 236
HOLDER, FL 34445

Title S

KOTOMSKI, DEBORAH
PO BOX 236
HOLDER, FL 34445

Title D

SMITH, RUTH
PO BOX 236
HOLDER, FL 34445

Title D

KLEIN, KATHY
PO BOX 236
HOLDER, FL 34445

Title D

NAGEL, WAYNE
PO BOX 236
HOLDER, FL 34445

Title D

MIZE, THOMAS
PO BOX 236
HOLDER, FL 34445

Title D

PENDREY, JOHN
PO BOX 236
HOLDER, FL 34445

Title D

LAMB, WILLIAM
PO BOX 236
HOLDER, FL 34445

Annual Reports

Report Year	Filed Date
2023	04/13/2023
2024	05/02/2024
2025	04/16/2025

Document Images

04/16/2025 – ANNUAL REPORT	View image in PDF format
01/28/2025 – Amendment	View image in PDF format
11/25/2024 – Amendment	View image in PDF format
05/02/2024 – ANNUAL REPORT	View image in PDF format
04/13/2023 – ANNUAL REPORT	View image in PDF format
04/20/2022 – ANNUAL REPORT	View image in PDF format
04/12/2021 – ANNUAL REPORT	View image in PDF format
07/29/2020 – ANNUAL REPORT	View image in PDF format
09/26/2019 – AMENDED ANNUAL REPORT	View image in PDF format
06/07/2019 – AMENDED ANNUAL REPORT	View image in PDF format
02/09/2019 – ANNUAL REPORT	View image in PDF format
03/12/2018 – ANNUAL REPORT	View image in PDF format
01/12/2017 – ANNUAL REPORT	View image in PDF format
03/28/2016 – ANNUAL REPORT	View image in PDF format
01/16/2015 – ANNUAL REPORT	View image in PDF format
03/06/2014 – ANNUAL REPORT	View image in PDF format
01/27/2013 – ANNUAL REPORT	View image in PDF format
02/05/2012 – ANNUAL REPORT	View image in PDF format
01/06/2011 – ANNUAL REPORT	View image in PDF format
01/28/2010 – ANNUAL REPORT	View image in PDF format
02/13/2009 – ANNUAL REPORT	View image in PDF format
02/27/2008 – ANNUAL REPORT	View image in PDF format
08/27/2007 – ANNUAL REPORT	View image in PDF format
04/05/2006 – ANNUAL REPORT	View image in PDF format
04/04/2005 – ANNUAL REPORT	View image in PDF format
03/25/2004 – ANNUAL REPORT	View image in PDF format
02/13/2003 – ANNUAL REPORT	View image in PDF format
02/04/2002 – ANNUAL REPORT	View image in PDF format
01/29/2001 – ANNUAL REPORT	View image in PDF format
01/27/2000 – ANNUAL REPORT	View image in PDF format
02/26/1999 – ANNUAL REPORT	View image in PDF format
02/04/1998 – ANNUAL REPORT	View image in PDF format

[01/21/1997 – ANNUAL REPORT](#)

[View image in PDF format](#)

[01/29/1996 – ANNUAL REPORT](#)

[View image in PDF format](#)

[02/09/1995 – ANNUAL REPORT](#)

[View image in PDF format](#)

Citrus County Property Appraiser, Cregg E. Dalton

PC Code	0000 - VACANT
Bldg Counts	Res 0 / MH 0 / Comm 0
Nbhd	1517 - CITRUS SPRINGS UNIT 17
Tax District	00CS - CITRUS SPRINGS
Subdivision	000379 - CITRUS SPRINGS UNIT 17
Short Legal	CITRUS SPGS UNIT 17 PB 7 PG 1 LOT 11 BLK 1228
Est. Parcel Sqft	15,000
Est. Parcel Acres	.34
Map SC-TW-RG	17-17S-19E

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

Mailing Address

Name	CHEN TE LI
Mailing Address	3F NO 4 LANE 28 JEN HUA ST PANCHIAO TAIPEI HSIEN TAIWAN

All Owners

Name	Owner Type
CHEN TE LI	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
2024	\$7,350	\$0	\$7,350	\$3,341	\$0	\$3,341	\$0	\$105.05	Link
2023	\$7,910	\$0	\$7,910	\$3,037	\$0	\$3,037	\$0	\$106.08	Link

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

Year	Tax Dist	District Name	Market Value	Millage Rate	Tax Estimate
2024	00CS	CITRUS SPRINGS	\$7,350	14.8306	\$143.07

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	\$4.07

Sales

Sale Date	Sale Price	Book/Page	Instr Type	V/I
06/01/2000	\$13,900	1373/0301	11-11	V
11/01/1997	\$45,800	1227/2056	14-SALE / MORE THAN 1 PARCEL	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	100.00	100.0	150			\$7,350	PDR

Total Misc Value

Legal Description

Legal Description

CITRUS SPGS UNIT 17 PB 7 PG 1 LOT 11 BLK 1228

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: 922609

To: Tax Collector of CITRUS COUNTY, Florida

I,
RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014,

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
1413087	2023/2011	06-01-2023
Legal Description		
CITRUS SPGS UNIT 17 PB 7 PG 1 LOT 11 BLK 1228		

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
RAJENDRA INC
14221 LAKE CANDLEWOOD CT
MIAMI, FL 33014

04-15-2025
Application Date

Applicant's signature

Altkey: 1413087
CHEN TE LI

Parcel ID: 18E17S100170 12280 0110
9204 N LILY DR , CITRUS SPRINGS

Citrus County Property Appraiser, Cregg E. Dalton

PC Code 0000 - VACANT
Bldg Counts Res 0 / MH 0 / Comm 0
Nbhd 1517 - CITRUS SPRINGS UNIT 17
Tax District 00CS - CITRUS SPRINGS
Subdivision 000379 - CITRUS SPRINGS UNIT 17
Short Legal CITRUS SPGS UNIT 17 PB 7 PG 1 LOT 11 BLK 1228
Est. Parcel Sqft 15,000
Est. Parcel Acres .34
Map SC-TW-RG 17-17S-19E

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Mailing Address

Name CHEN TE LI
Mailing Address 3F NO 4 LANE 28
JEN HUA ST PANCHIAO
TAIPEI HSIEN TAIWAN

All Owners

Name	Owner Type
CHEN TE LI	O - Owner

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2023	\$7,910	\$0	\$7,910	\$3,037	\$0	\$3,037	\$0	\$106.08	Link

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0131

FIRE SERVICES ASSESSMENT

\$4.07

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Sale Date	Sale Price	Book/Page	Instr Type	V/I
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11/01/1997	\$45,800	1227/2056	14-SALE / MORE THAN 1 PARCEL	V

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Total Misc Value
