Certificate #: 02598 of 2023
Parcel ID #: 24-22-25-010005800400

NOTICE OF APPLICATION FOR TAX DEED

Notice Is Hereby Given, that ELEVENTH TALENT, LLC, holder of tax certificate # 02598-2023 issued on June 01, 2023, has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Lake, State of Florida, to-wit:

CLERMONT, PART OF LOTS 4, 5, 6, BLK 58 DESCRIBED AS FOLLOWS: COMMENCE AT SW COR OF BLK 58, RUN E ALONG S LINE OF BLK 58 A DIST OF 104.76 FT TO POB, CONT E 45.24 FT TO SE COR OF LOT 6 BLK 58, N ALONG E LINE OF LOT 6 BLK 58 A DIST OF 150 FT TO NE COR OF LOT 4, W ALONG N LINE OF LOT 4, BLK 58 TO A PT 105.32 FT E OF NW COR OF LOT 4, BLK 58, S 150 FT TO POB PB 8 PG 17 ORB 5972 PG 1404

The assessment of the said property under the said certificate issued was in the name of 584 W JUNIATA ST LLC, RON JANKOWITZ, REGISTERED AGENT O/B/O 584 W JUNIATA ST LLC. Unless said certificate be redeemed according to law the property described in such certificate shall be sold to the highest bidder online at www.lake.realtaxdeed.com at 11:15 a.m. ET on the 16th day of December 2025. A deposit of 5% of the bid or $200.00, whichever is greater, will be collected at the time of sale per 197.542(2), F.S. Prospective bidders must register at www.lake.realtaxdeed.com and post a deposit prior to bidding.

Dated this 31st day of October 2025
Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida
Elizabeth Kruse, Deputy Clerk

Nov 13, 2025, Nov 20, 2025, Nov 27, 2025, Dec 04, 2025