Certificate #: 03042 of 2018
Parcel ID #: 13-23-25-080005800000

NOTICE OF APPLICATION FOR TAX DEED

Notice Is Hereby Given, that ARJ N COMPANY LLC, holder of tax certificate # 03042-2018 issued on June 01, 2018, 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:

MONTE VISTA PARK FARMS 9-23-26 FROM SW COR OF SW 1/4 OF SEC 9 RUN N 0-01-0 E ALONG W LINE OF SW 1/4 A DIST OF 240.10 FT TO N LINE OF S 240 FT OF SAID TRACT 57 FOR POB, CONT N 0-01-0 E 770.36 FT TO N LINE OF S 1/2 OF TRACT 56, S 89-10-12 E 1570.62 FT, S 01-40-07 E 346.70 FT TO A NON-TANGENT CURVE CONCAVE TO THE SW, THENCE RUN SE'LY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 69-31-01, A RADIUS OF 80 FT, AN ARC LENGTH OF 97.06 FT, A CHORD BEARING OF S 41-34-16 E & A CHORD DIST OF 91.22 FT, THENCE RUN S 06-48-46 E 102.58 FT TO A CURVE CONCAVE TO THE NE, THENCE RUN SE'LY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 80-14-23, A RADIUS OF 20.04 FT, AN ARC LENGTH OF 28.07 FT, A CHORD BEARING OF S 46-55-25 E & A CHORD DIST OF 25.83 FT TO A COMPOUND CURVE CONCAVE TO THE NORTH, THENCE RUN E'LY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 13-36-16, A RADIUS OF 353 FT, AN ARC LENGTH OF 83.82 FT, A CHORD BEARING OF N 86-09-16 & A CHORD DIST OF 83.62 FT, THENCE RUN N 79-21-08 E 85.82 FT TO A CURVE CONCAVE TO THE N, THENCE RUN E'LY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06-23-50, A RADIUS OF 515.80 FT, AN ARC LENGTH OF 57.59 FT, A CHORD BEARING OF N 75-49-25 E & A CHORD DIST OF 57.56 FT, THENCE RUN N 72-37-30 E 97.93 FT, THENCE RUN N 17-12-43 W 15 FT, N 72-37-30 E 99.29 FT TO W R/W LINE OF SR 25, BEING A NONTANGENT CURVE CONCAVE TO THE W, THENCE RUN S'LY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 0-27-21, A RADIUS OF 11380.14 FT, AN ARC LENGTH OF 90.56 FT, A CHORD BEARING OF S 17-24-30 E & A CHORD DIST OF 90.56 FT, THENCE RUN S 72-47-17 W 99.60 FT, N 17-12-43 W 15 FT, S 72-47-17 W 97.68 FT TO A CURVE CONCAVE TO THE NORTH, THENCE RUN W'LY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 06-06-0, A RADIUS OF 607.82 FT, AN ARC LENGTH OF 64.71 FT, A CHORD BEARING OF S 75-50-17 W & A CHORD DIST OF 64.68 FT, THENCE RUN S 79-21-08 W 85.82 FT TO A CURVE CONCAVE TO THE NORTH, THENCE RUN W'LY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 25-04-42, A RADIUS OF 413 FT, AN ARC LENGTH OF 180.77 FT, A CHORD BEARING OF N 88-06-31 W & A CHORD DIST OF 179.33 FT & POB, THENCE RUN N 01-40-08 W 48.07 FT, S 88-29-10 W 249.80 FT, S 75-05-03 W 364.80 FT TO W LINE OF E 1/2 OF TRACT 58, S 0-06-24 W ALONG W LINE OF E 1/2 OF TRACT 58 TO S LINE OF SW 1/4 OF SAID SEC 9, E ALONG SAID S LINE TO A POINT THAT IS 627.61 FT W OF W'LY R/W LINE OF US HWY 27, THENCE RUN N 03-41-43 W 359.56 FT TO POB, BEING PART OF TRACT 58 AND M&B LEGAL IN SEC 9 PB 2 PG 27 ORB 4990 PG 906

The assessment of the said property under the said certificate issued was in the name of THE WALLACE LAW GROUP, PL, REGISTERED AGENT O/B/O TLH-48 LOUISA VISTA LLC, TLH-48 LOUISA VISTA LLC, TLH-48 LOUISA VISTA, 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