Certificate #: 03467 of 2021
Parcel ID #: 09-22-26-100013A00000
NOTICE OF APPLICATION FOR TAX DEED

Notice Is Hereby Given, that ASSEMBLY TAX 36, LLC FBO SEC PTY, holder of tax certificate # 03467-2021 issued on June 01, 2021, 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:

LAKE HIGHLANDS 23-22-26 PB 4 PG 11 TRACTS 13A, 18A, 19 & 20 LYING N OF N'LY R/W LINE OF THE FLORIDA SUNSHINE STATE PARKWAY & S OF S R/W LINE OF SR 438, AKA OLD HWY 50--LESS FROM THE NORTHEAST CORNER OF VICTORIA ESTATES PB 68 PG 28 RUN SOUTH 89-18-52 EAST 60 FEET TO THE CENTER OF SECTION 23, RUN NORTH 00-41-08 EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23 A DISTANCE OF 1423.53 FEET, SOUTH 89-18-52 EAST 45 FEET TO A POINT OF EASTERLY RIGHT OF WAY OF COUNTY ROAD 455 AND THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY FOR THE POINT OF BEGINNING, THENCE NORTH 00-41-08 EAST ALONG SAID EAST RIGHT OF WAY LINE 135.26 FEET TO THE POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 455 AND THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD OLD 50, THENCE SOUTH 66-34-22 EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE 174.40 FEET, THENCE SOUTH 23-25-38 WEST 142.05 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3659.72 FEET AND A CHORD WHICH BEARS NORTH 58-30-34 WEST 123.33 FEET, THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 01-55-51 FOR A LENGTH OF 123.34 FEET TO THE POINT OF BEGINNING & LESS FROM THE NORTHEAST CORNER OF VICTORIA ESTATES PB 68 PG 28 RUN SOUTH 89-18-52 EAST 60 FEET TO THE CENTER OF SECTION 23 RUN NORTH 00-41-08 EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 23 A DISTANCE OF 1423.53 FEET, THENCE SOUTH 89-18-52 EAST 45 FEET TO A POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY OF COUNTY ROAD 455, AND THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY, BEING A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3659.72 FEET AND A CHORD WHICH BEARS SOUTH 58-53-49 EAST 172.79 FEET, THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 02-42-20 FOR A LENGTH OF 172.81 FEET TO THE END OF SAID CURVE, THENCE SOUTH 29-45-02 WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE 10 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3669.72 FEET AND A CHORD WHICH BEARS SOUTH 62-01-16 EAST A DISTANCE OF 226.89 FEET, THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY AND THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 03-32-35 FOR A LENGTH OF 226.92 FEET FOR THE POINT OF BEGINNING, THENCE NORTH 44-53-23 EAST 99.11 FEET, NORTH 41-16-02 E 74.69 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF LAKE COUNTY ROAD OLD HIGHWAY 50, THENCE SOUTH 66-24-44 EAST ALONG SAID RIGHT OF WAY LINE 572.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 838.47 FEET AND A CHORD WHICH BEARS SOUTH 48-46-03 EAST 508.31 FEET, THENCE ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 35-17-23 FOR A LENGTH OF 516.43 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE AND THE AFOREMENTIONED NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF THE SUNSHINE STATE PARKWAY, THENCE NORTH 66-36-38 WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE A DISTANCE OF 353.88 FEET, SOUTH 23-23-22 WEST ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE 10 FEET, NORTH 66-36-38 WEST 581.16 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 3669.72 FEET AND A CHORD WHICH BEARS NORTH 65-12-06 WEST 180.48 FEET, THENCE ALONG SAID LIMITED ACCESS RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 02-49-05 FOR A LENGTH OF 180.49 FEET TO THE POINT OF BEGINNING--ORB 4696 PG 2275

The assessment of the said property under the said certificate issued was in the name of CLERMONT CORPORATE PLAZA LLC, CLERMONT CORPORATE PLAZA, LLC, WALTERS MCCARTNEY, REGISTERED AGENT O/B/O CLERMONT CORPORATE PLAZA, 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 12th day of March 2024. 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 26th day of January 2024
Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida
Madeline Kuharske, Deputy Clerk

Feb 08, 2024, Feb 15, 2024, Feb 22, 2024, Feb 29, 2024