Certificate #: 03559 of 2022
Parcel ID #: 23-24-26-000200000401

NOTICE OF APPLICATION FOR TAX DEED

Notice Is Hereby Given, that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK, holder of tax certificate # 03559-2022 issued on June 01, 2022, 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:

FROM THE NORTHWEST CORNER OF SECTION 23 TOWNSHIP 24 SOUTH RANGE 26 EAST RUN NORTH 89-52-39 EAST 517.76 FEET, SOUTH 00-07-21 EAST 1872.91 FEET FOR POINT OF BEGINNING, RUN SOUTH 18-55-22 EAST 34.70 FEET, SOUTH 20-31-17 EAST 64.16 FEET, SOUTH 20-57-46 EAST 108.67 FEET, SOUTH 07-15-41 EAST 111.10 FEET, SOUTH 13-43-34 EAST 67.32 FEET, SOUTH 23-26-28 EAST 172.78 FEET, SOUTH 23-47-20 EAST 73.16 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CITRUS PARKWAY, THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 56-25-13 WEST 144.42 FEET, SOUTH 45-50-08 WEST 133.77 FEET TO THE INTERSECTION OF CITRUS PARKWAY AND US HIGHWAY 27, THENCE ALONG THE EAST RIGHT OF WAY LINE OF US HIGHWAY 27 NORTH 20-27-26 WEST 357.07 FEET, SOUTH 69-45-10 WEST 12 FEET, NORTH 20-14-50 WEST 350 FEET, THENCE NORTHEASTERLY 26.62 FEET ALONG THE ARC OF A NONTANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 37 FEET AND A CENTRAL ANGLE OF 41-13-37, CHORD BEARING NORTH 49-14-31 EAST 26.05 FEET, NORTH 69-51-20 EAST 269.32 FEET TO THE POINT OF BEGINNING ORB 5351 PG 2325 ORB 5494 PG 1446

The assessment of the said property under the said certificate issued was in the name of AMERICAN LAND DEVELOPMENT OF CENTRAL FLORIDA LLC, AMERICAN LAND DEVELOPMENT OF CENTRAL FLORIDA, LLC, ROBERT ZLATKISS, REGISTERED AGENT O/B/O AMERICAN LAND DEVELOPMENT OF CENTRAL FLORIDA, 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 6th day of May 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 21st day of March 2025
Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County, Florida
Joshua Amole, Deputy Clerk

Apr 03, 2025, Apr 10, 2025, Apr 17, 2025, Apr 24, 2025