

IN THE CIRCUIT COURT OF THE SECOND JUDICIAL CIRCUIT
IN AND FOR LEON COUNTY, FLORIDA
CIVIL ACTION

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLELY
AS SUCCESSOR TRUSTEE TO
CITIBANK, N.A. AS TRUSTEE TO
LEHMAN XS TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2006- 17,

Plaintiff,

Case No.: 2024 CA 000433

vs.

THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER
CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST,
LOLA G. MAYHEW A/K/A LOLA GRACE
MAYHEW, DECEASED, AND KNOWN
HEIRS, LORRAINE VIRGINIA
MAYHEW, THOMAS HENRY MAYHEW,
TINA MARIE NALLY, TERESA GAIL
GROVER, AND BARBARA ANN
FORTNER,

Defendants.

NOTICE OF ACTION

To: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH,
UNDER, OR AGAINST, LOLA G. MAYHEW A/K/A LOLA GRACE MAYHEW
Last known address: 316 Mark Ave, Tallahassee, FL 32304

THE UNKNOWN HEIRS OF DAVID MAYHEW
Last known address: 316 Mark Ave, Tallahassee, FL 32304

THE UNKNOWN HEIRS OF LENDALE MAYHEW
Last known address: 316 Mark Avenue, Tallahassee, FL 32304

You are notified of the institution of this action by WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO CITIBANK, N.A. AS TRUSTEE TO LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006- 17, against you seeking to quiet title to the following property in Leon County, Florida:

**THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE COUNTY OF LEON, STATE OF FLORIDA, TO-WIT:
COMMENCE AT AN OLD CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP-1-NORTH, RANGE-2-WEST, LEON COUNTY, FLORIDA, ALSO THE SOUTHEAST CORNER OF LOT 6 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP-1-NORTH, RANGE-2-WEST, AND RUN NORTH 00 DEGREES 25 MINUTES 57 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 6 A DISTANCE OF 1009.71 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 177, PAGE 275 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE SOUTH 89 DEGREES 29 MINUTES 08 SECONDS WEST ALONG THE SOUTH BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 177, PAGE 275, OFFICIAL RECORDS BOOK 177, PAGE 276 AND OFFICIAL RECORDS BOOK 434, PAGE 367 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, A DISTANCE OF 588.78 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS WEST 280.00 FEET TO THE CENTERLINE OF A 40 FOOT ACCESS EASEMENT FOR THE POINT OF BEGINNING. SAID POINT BEING NORTH 41 DEGREES 10 MINUTES 37 SECONDS WEST 1331.08 FEET OF THE POINT OF COMMENCEMENT. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS WEST 203.82 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF THE SEABOARD COAST LINE RAILROAD (120 FOOT RIGHT-OF-WAY), THENCE NORTH 24 DEGREES 46 MINUTES 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY 270.79 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF STATE ROAD NO. 260 (GEDDIE ROAD) (100 FOOT RIGHT-OF-WAY), THENCE NORTH 10 DEGREES 02 MINUTES 10 SECONDS EAST ALONG SAID RIGHT-OF-WAY BOUNDARY 236.49 FEET TO THE CENTERLINE OF SAID 40 FOOT ACCESS EASEMENT, THENCE ALONG THE CENTER OF SAID ACCESS EASEMENT AS FOLLOWS: SOUTH 70 DEGREES 57 MINUTES 26 SECONDS EAST 30.00 FEET, THENCE SOUTH 13 DEGREES 44 MINUTES 50 SECONDS EAST**

83.59 FEET, THENCE. SOUTH 79 DEGREES 57 MINUTES 26 SECONDS EAST 250.00 FEET, THENCE SOUTH 03 DEGREES 03 MINUTES 44 SECONDS WEST 342.88 FEET TO THE POINT OF BEGINNING.

THE NORTHERLY AND EASTERLY 20 FEET OF THE FOREGOING DESCRIBED PROPERTY BEING SUBJECT TO AN ACCESS EASEMENT.

LESS AND EXCEPT:

LOT 7, TRACT 3

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP-1-NORTH, RANGE-2-WEST, LEON COUNTY, FLORIDA, ALSO BEING THE SOUTHEAST CORNER OF GOVERNMENT LOT 6 IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP-1-NORTH, RANGE-2-WEST AND RUN NORTH 00 DEGREES 25 MINUTES 57 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID LOT 6 A DISTANCE OF 1009.71 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 177, PAGE 275 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, THENCE SOUTH 89 DEGREES 29 MINUTES 08 SECONDS WEST ALONG THE SOUTH BOUNDARIES OF THOSE TRACTS OF LAND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 177, PAGE 275, OFFICIAL RECORDS BOOK 177, PAGE 276 AND OFFICIAL RECORDS BOOK 434, PAGE 367 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, A DISTANCE OF 588.78 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS WEST 280.00 FEET TO THE CENTERLINE OF A 40 FOOT ROADWAY EASEMENT FOR THE POINT OF BEGINNING. SAID POINT BEING NORTH 41 DEGREES 10 MINUTES 37 SECONDS WEST 1331.08 FEET OF THE POINT OF COMMENCEMENT. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 30 MINUTES 25 SECONDS WEST 203.82 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY BOUNDARY OF THE SEABOARD COAST LINE RAILROAD (120 FOOT RIGHT-OF-WAY). THENCE NORTH 24 DEGREES 46 MINUTES 32 SECONDS WEST ALONG SAID RIGHT-OF-WAY BOUNDARY 86.00 FEET, THENCE NORTH 81 DEGREES 06 MINUTES, 13 SECONDS EAST 248.99 FEET TO THE CENTERLINE OF SAID 40 FOOT ACCESS EASEMENT THENCE SOUTH 03 DEGREES 03 MINUTES 44 SECONDS WEST ALONG SAID CENTERLINE 115.00 FEET TO THE POINT OF BEGINNING.

THE EASTERLY 20 FEET OF THE FOREGOING DESCRIBED PROPERTY BEING SUBJECT TO AN ACCESS EASEMENT.

A/KA 316 MARK AVE TALLAHASSEE FL 32304

and you are required to serve a copy of your written defenses, if any to it on Branden M. Henderson, Esq., the Plaintiff's attorney, whose address is 7650 W. Courtney Campbell Causeway,

Suite 1150, Tampa, Florida, 33607, within 30 days and file the original with the Clerk of this court either before service upon Plaintiff's attorney or immediately thereafter; Otherwise a default will be entered against you for the relief demanded in the complaint.

Dated this 31st day of May, 2024.

(SEAL)



Clerk of The Circuit Court

By:

A handwritten signature in black ink, appearing to read "Stephan [unclear]", written over a horizontal line.

As Deputy Clerk

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