

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

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST

Case No. 37-2024-CA-000905

Division

Plaintiff,

vs.

TYLER V. MENDELSON, et al.

Defendants.

NOTICE OF ACTION

TO: UNKNOWN TENANTS/OWNERS 1
BELIEVED TO BE AVOIDING SERVICE OF PROCESS AT THE ADDRESS OF:
195 PARKBROOK CIR
TALLAHASSEE, FL 32301

You are notified that an action to foreclose a mortgage on the following property in Leon
County, Florida:

A PART OF LOT 28, PARK BROOK CROSSING, PHASE VI,
(UNRECORDED), MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 1 NORTH,
RANGE 1 EAST, LEON COUNTY, FLORIDA, AND RUN THENCE ALONG THE WEST
BOUNDARY OF SAID SECTION 33 ALONG A BEARING OF NORTH 00 DEGREES 02
MINUTES 22 SECONDS WEST FOR A DISTANCE OF 1330.46 FEET, THENCE NORTH 00
DEGREES 18 MINUTES 58 SECONDS EAST 1402.10 FEET TO A TERRA COTTA
MONUMENT LYING ON THE NORTH RIGHT OF WAY LINE OF PARK AVENUE. FROM
SAID MONUMENT CONTINUE ALONG SAID WEST BOUNDARY OF SECTION 33
ALONG A BEARING OF NORTH 00 DEGREES 29 MINUTES 02 SECONDS EAST 130.09
FEET TO A CONCRETE MONUMENT AND A POINT ON A CITY OF TALLAHASSEE
100-FOOT WIDTH DRAINAGE EASEMENT, THENCE LEAVE SAID SECTION 33
SECTION LINE AND PROCEED NORTH 80 DEGREES 39 MINUTES 03 SECONDS EAST
FOR A DISTANCE OF 344.98 FEET, THENCE SOUTH 00 DEGREES 30 MINUTES 42
SECONDS WEST 184.26 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE
OF PARK AVENUE, THENCE CONTINUE ALONG SAID PARK AVENUE RIGHT OF
WAY LINE AND RUN THENCE NORTH 89 DEGREES 39 MINUTES 59 SECONDS EAST
A DISTANCE OF 1387.62 FEET TO A CONCRETE MONUMENT, THENCE NORTH 00
DEGREES 20 MINUTES 01 SECONDS EAST A DISTANCE OF 683.00 FEET TO A
CONCRETE MONUMENT, THENCE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS
WEST A DISTANCE OF 152.00 FEET TO THE POINT OF BEGINNING, FROM SAID
POINT OF BEGINNING CONTINUE SOUTH 89 DEGREES 39 MINUTES 59 SECONDS
WEST A DISTANCE OF 130.00 FEET, THENCE NORTH 39 DEGREES 14 MINUTES 15
SECONDS WEST 39.18 FEET, THENCE NORTH 89 DEGREES 03 MINUTES 52 SECONDS

EAST ALONG A COMMON PARTY WALL AND A PROJECTION THEREOF 154.99 FEET, THENCE SOUTH 00 DEGREES 20 MINUTES 01 SECONDS WEST 32.12 FEET TO THE POINT OF BEGINNING.

commonly known as 195 PARKBROOK CIR, TALLAHASSEE, FL 32301 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on William Noriega of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before _____, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

Dated: 9/17/2024, 2024.



CLERK OF THE COURT
Honorable Gwen Marshall
301 S. Monroe, Room 100
Tallahassee, Florida 32301-1803

By: _____
Deputy Clerk

(COURT SEAL)

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AMERICANS WITH DISABILITIES ACT: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact: Susan Wilson, ADA Coordinator; 301 South Monroe Street; Tallahassee, FL 32301; 850.577.4401; at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

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