

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

CHERYL FAIN COPELIN,

Plaintiff,

v.

Case No. 2024 CA 001720

MS. CHERYL FAIN COPELIN  
TALLAHASSEE TRUST, BYRON  
PERSHING AS TRUSTEE, and  
UNKNOWN PARTIES,

Defendants.

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**NOTICE OF ACTION**

TO: MS. CHERYL FAIN COPELIN TALLAHASSEE TRUST and BYRON PERSHING AS TRUSTEE, and all parties having or claiming to have any right, title or interest in the property herein.

YOU ARE NOTIFIED that an action has been commenced against you to quiet title on real property, lying and being and situated in Leon County, Florida, which is more particularly described as follows:

Commence at a concrete monument marking the Southwest corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida, and run thence North 89 degrees 50 minutes East along the section line 578.0 feet to the point of beginning. From said point of beginning continue North 89 degrees 50 minutes East along the Section line 275.33 feet, thence North 13 degrees 05 minutes East 522. 39 feet to the Southerly boundary of the 60.0 foot right-of-way of Fleischmann Road, thence North 76 degrees 55 minutes West along said right-of-way 268.0 feet, thence South 13 degrees 05 minutes West 585.50 feet to the point of beginning, containing 3.408 acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

A portion of that parcel of property as described and recorded in Official Record Book 991, Page 486 of the Public Records of Leon County, Florida, said portion being more particularly described as follows:

Commence at a found terra cotta monument marking the southwest corner of Section 15, Township 1 North, Range 1 East, Leon County, Florida., thence leaving, said southwest corner South 89 degrees 42 minutes 18 seconds East a


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distance of 852.23 (North 89 degrees 50 minutes East a distance of 853.33 feet – Deed) feet along the south boundary of said Section 15, to the southeast corner of that parcel as described and recorded in said Official Record Book 991, Page 486 of said Public Records; thence North 12 degrees 58 minutes 23 seconds East a distance of 528.34 feet (North 13 degrees 05 minutes East a distance of 522.39 – Deed) along the easterly boundary of that parcel of property as described in said Official Record Book 991, Page 486 of said Public Records, to an intersection with the southerly right-of-way boundary of Fleischman Road (60 foot right-of-way, recorded in Deed Book 164, Page 105 of said Public Records) said intersection also being the POINT OF BEGINNING. From said POINT OF BEGINNING, thence North 76 degrees 53 minutes 23 seconds West a distance of 267.60 feet (North 76 degrees 55 minutes West a distance of 268.0 feet – Deed) along said southerly right-of-way boundary to the northwesterly corner of that parcel of property as described and recorded in Official Records Book 991. Page 486 of said Public Records; thence, leaving said southerly right-of-way boundary, South 13 degrees 04 minutes 12 seconds West (South 13 degrees 05 minutes West – Deed) along the westerly boundary of said parcel described in Official Record Book 991, Page 486 of said Public Records, a distance of 10.13 feet; thence leaving said westerly boundary, South 76 degrees 53 minutes 48 seconds East a distance of 267.61 feet to an intersection with said easterly boundary of that parcel of property described in Official Records book 991, Page 486 of said Public Records; thence North 12 degrees 58 minutes 23 seconds East (North 13 degrees 05 minutes East – Deed) along said Westerly boundary a distance of said 10.10 feet to the POINT OF BEGINNING, containing 2,760 square feet more or less.

This action has been filed against you and you are required to serve a copy of your written defense, if any upon Plaintiff's Attorney, Eric S. Haug, Proper Law, 3233 Thomasville Road, Tallahassee, Florida 32308, within thirty days after the first publication of this notice, \_\_\_\_\_, and to file the original with the Clerk of the 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.

WITNESS my hand and seal of this Court on the \_\_\_\_\_ day of 10/18/2024, 2024.

Gwen Marshall  
CLERK OF THE CIRCUIT COURT

BY:   
Deputy Clerk