IN THE CIRCUIT COURT OF THE 5TH JUDICIAL CIRCUIT,
IN AND FOR LAKE COUNTY, FLORIDA

TK PROPERTIES, INC.
A Florida corporation,

CASE NUMBER: 35-2023-CA-001809-AXXX-XX

Plaintiff,

vs.

CLIFTON LEWIS HENDERSON, PEGGY H. JENKINS, AND ALL UNKNOWN HEIRS, DEVISEES AND GRANTEES OF THE ESTATE OF RUTH H. SHEPARD, and THE SEVERAL AND RESPECTIVE UNKNOWN SPOUSES, ASSIGNS, SUCCESSORS IN INTEREST, HEIRS, TRUSTEES OR ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE-NAMED DEFENDANTS; AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER THE ABOVE-NAMED DEFENDANTS OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN AND TO THE LANDS HEREAFTER DESCRIBED,

Defendants.

NOTICE OF ACTION

TO: ALL UNKNOWN HEIRS, DEVISEES AND GRANTEES OF THE ESTATE OF RUTH H. SHEPARD, and THE SEVERAL AND RESPECTIVE UNKNOWN SPOUSES, ASSIGNS, SUCCESSORS IN INTEREST, HEIRS, TRUSTEES OR ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST THE ABOVE-NAMED DEFENDANTS; AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER THE ABOVE-NAMED DEFENDANTS OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN AND TO THE LANDS HEREAFTER DESCRIBED

YOU ARE NOTIFIED that an action is pending to quiet title and adversely possess the following property in Lake County, Florida: See Exhibit A attached hereto.

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

Parcel 1: Lake County Tax Parcel 18-22-26-0510-19B-00009
Legal Description:

From a concrete monument at the Southwest Corner of Lot 17, Block 19A, A REPLAT OF PART OF MINNEOLA, FLORIDA, as recorded in Plat Book 12, Page 7, Public Records of Lake County, Florida, run thence South 00° 02' 00" East, 75.00 feet to the Point of Beginning; continue thence South 00° 02' 00" East, 5.00 feet; thence North 90° 00' 00" East, a distance of 402.85 feet, more or less, to the Westerly right-of-way line of U.S. Highway No. 27; thence North 27° 16' 10" West, along said Westerly right-of-way line, a distance of 5.63 feet; thence departing said Westerly right-of-way line, run North 90° 00' 00" West, 400.28 feet, more or less, to the Point of Beginning, LESS the West 140 feet thereof.

AND

From a concrete monument at the Southwest corner of Lot 17, Block 19A, A REPLAT OF PART OF MINNEOLA, FLORIDA, as recorded in Plat Book 12, Page 7, Public Records of Lake County, Florida, run thence South 00° 02' 00" East, 80.00 feet to the Point of Beginning; thence South 00° 02' 00" East, a distance of 30.00 feet; thence North 90° 00' 00" East, to a point on the Westerly right-of-way line of U.S. Highway No. 27; thence Northerly along said Westerly right-of-way line of U.S. Highway No. 27 to a point due East of the Point of Beginning; thence North 90° 00' 00" West, a distance of 402.85 feet, more or less, to the Point of Beginning, LESS the West 140 feet thereof.

Parcel 2: Lake County Tax Parcel 18-22-26-0510-19B-00008
Legal Description:

From a concrete monument at the Southwest corner of Lot 17, Block 19A, A REPLAT OF PART OF MINNEOLA, FLORIDA, as recorded in Plat Book 12, Page 7, Public Records of Lake County, Florida, run thence South 00° 02' 00" East, 110.00 feet to the Point of Beginning; thence North 90° 00' 00" East, to a point on the Westerly right-of-way line of U.S. Highway No. 27, referred to as "Point 2"; thence return to the Point of Beginning; thence South 00° 02' 00" East, a distance of 30.00 feet; thence North 90° 00' 00" East to a point on the Westerly right-of-way line of U.S. Highway No. 27; thence Northerly along said Westerly right-of-way line of U.S. Highway No. 27 to "Point 2" described above.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, to it on the Plaintiffs' attorney, JOSHUA C. WELLS, whose address is 340 North Causeway, New Smyrna Beach, Florida 32169, on or before June 23, 2023, and file the original with the Clerk of this Court either before service on plaintiffs' attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

Dated this May 12, 2023.

GARY J. COONEY
Circuit Court Clerk

BY: /s/ D. LATOURELLE
As Deputy Clerk

nb-2-6-1