

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

MICHAEL T. MULLINS AND
DEBORAH RUTHERFORD MULLINS,

CASE NO. 2016-CA-1660

PLAINTIFFS,

vs.

ESTATE OF LUTHER M. RUTHERFORD
AND ALL UNKNOWN SPOUSES, HEIRS,
DEVISEES, GRANTEEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
BENEFICIARIES AND ALL OTHER PARTIES
CLAIMING UNDER ANY OF THE ABOVE-
NAMED OR DESCRIBED DEFENDANTS OR
PARTIES CLAIMING TO HAVE ANY
RIGHT, TITLE OR INTEREST IN AND
TO THE LANDS HEREINAFTER
DESCRIBED,

DEFENDANTS.

NOTICE OF ACTION BY PUBLICATION

TO: ESTATE OF LUTHER M. RUTHERFORD AND ALL UNKNOWN
SPOUSES, HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, BENEFICIARIES AND ALL OTHER PARTIES
CLAIMING UNDER ANY OF THE ABOVE-NAMED OR DESCRIBED
DEFENDANTS OR PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE
OR INTEREST IN AND TO THE LANDS HEREINAFTER DESCRIBED

YOU ARE HEREBY NOTIFIED that a Complaint to Quiet Title has been
filed against you regarding the real property located at 13920 Old Highway 50, Clermont,
Florida 34715, which is more particularly described as:

PARCEL 1:

THAT PART OF TRACT 2, IN SECTION 22, TOWNSHIP 22 SOUTH,
RANGE 26 EAST, LAKE HIGHLANDS COMPANY AS RECORDED IN
PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA; BEING DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO
BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22;
THENCE S01°31'05" W ALONG THE WEST LINE OF SAID TRACT 2 A
DISTANCE OF 413.90 FEET TO A POINT 125.00 FEET NORTH OF THE
INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF
OLD HIGHWAY 50 (SAID NORTHERLY RIGHT OF WAY LINE BEING 33
FEET FROM THE CENTERLINE WHEN MEASURED AT RIGHT ANGLES
THEREFROM); THENCE S88°28'55" E A DISTANCE OF 45.00 FEET;
THENCE S01°31'05" W A DISTANCE OF 127.85 FEET TO THE SAID
NORTHERLY RIGHT OF WAY LINE OF OLD HIGHWAY 50; THENCE
S84°51'57" E ALONG SAID NORTHERLY RIGHT OF WAY LINE A
DISTANCE OF 147.29 FEET; THENCE N 01°31'05" E A DISTANCE OF
170.00 FEET; THENCE S88°28'55" E A DISTANCE OF 90.00 FEET;
THENCE N 01°31'05" E A DISTANCE OF 384.19 FEET TO THE NORTH
LINE OF SAID TRACT 2; THENCE N 89°07'15" W ALONG SAID NORTH
LINE A DISTANCE OF 282.02 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF TRACT 2, IN SECTION 22, TOWNSHIP 22 SOUTH,
RANGE 26 EAST, LAKE HIGHLANDS COMPANY AS RECORDED IN
PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY,
FLORIDA, BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 2, ALSO
BEING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE
NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 22;
THENCE S01°31'05" W ALONG THE WEST LINE OF SAID TRACT 2 A
DISTANCE OF 413.90 FEET TO A POINT 125.00 FEET NORTH OF THE
INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF OLD
HIGHWAY 50 (SAID NORTHERLY RIGHT OF WAY LINE BEING 33 FEET
FROM THE CENTERLINE WHEN MEASURED AT RIGHT ANGLES
THEREFROM); THENCE S88°28'55" E A DISTANCE OF 45.00 FEET;
THENCE S01°31'05" W A DISTANCE OF 127.85 FEET TO THE SAID
NORTHERLY RIGHT OF WAY LINE OF OLD HIGHWAY 50; THENCE
S84°51'57" E ALONG SAID NORTHERLY RIGHT OF WAY LINE A
DISTANCE OF 147.29 FEET TO THE POINT OF BEGINNING; THENCE
N01°31'05" E A DISTANCE OF 170.00 FEET; THENCE S88°28'55" E A
DISTANCE OF 90.00 FEET; THENCE S01°31'05" W A DISTANCE OF
175.69 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE OF OLD
HIGHWAY 50; THENCE N84°51'57" W ALONG SAID NORTHERLY
RIGHT OF WAY LINE A DISTANCE OF 90.18 FEET TO THE POINT OF
BEGINNING.

PARCEL 3:

THE SOUTH 1/2 OF TRACT 63, IN SECTION 15, TOWNSHIP 22
SOUTH, RANGE 26 EAST, LAKE HIGHLANDS COMPANY AS
RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS OF LAKE
COUNTY, FLORIDA.

PARCEL 4:

TRACT 64 AND TRACT 49, LAKE HIGHLANDS COMPANY'S
SUBDIVISION IN SECTION 15, TOWNSHIP 22 SOUTH, RANGE 26
EAST, AS RECORDED IN PLAT BOOK 3, PAGE 24, PUBLIC RECORDS
OF LAKE COUNTY, FLORIDA.
LESS:
BEGINNING ON THE EAST LINE OF SAID SECTION 15 AT A POINT N
0°24'28" E A DISTANCE OF 777.31 FEET FROM THE SOUTHEAST
CORNER THEREOF AND RUN N 46°36'32" W A DISTANCE OF 811.09
FEET; THENCE S 88°29'33" E A DISTANCE OF 449.36 FEET; THENCE
S46°36'32" E A DISTANCE OF 196.99 FEET TO THE AFORESAID EAST
LINE OF SECTION 15, RUN THENCE S 0°24'28" W ALONG SAID LINE A
DISTANCE OF 410.03 FEET TO THE POINT OF BEGINNING, AS
RECORDED IN OFFICIAL RECORDS BOOK 235, PAGE 528, PUBLIC
RECORDS OF LAKE COUNTY, FLORIDA.
AND LESS:
BEGINNING AT THE NORTHEAST CORNER OF TRACT 49, RUNNING
WEST 130 FEET (MORE OR LESS) TO FLORIDA STATE TURNPIKE
RIGHT OF WAY; THENCE SOUTHEAST 260 FEET (MORE OR LESS)
ALONG THE NORTH SIDE OF THE TURNPIKE; THENCE NORTH BACK
TO POINT OF BEGINNING, AS RECORDED IN OFFICIAL RECORDS
BOOK 300, PAGE 67, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

and that you are required to serve a copy of your written defenses, if any, to *Christopher J. Shipley, Esquire, MBA, CPA, Counsel for Plaintiffs*, whose address is 20110-A U.S. Highway 441, Mount Dora, Florida 32757, not later than thirty (30) days from the first publication of this notice, and to file the original with the Lake County Clerk of Court, P.O. Box 7800, Tavares, Florida 32778, before service on Plaintiffs or immediately thereafter.

If you fail to do so, a default may be entered against you for the relief requested in the Complaint.

Dated July 6, 2017.

Neil Kelly
Clerk of the Court

By: Trish Roberts
Deputy Clerk

ha-4-8-3