

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

THE BANK OF NEW YORK MELLON FKA THE  
BANK OF NEW YORK, AS TRUSTEE FOR THE  
CERTIFICATEHOLDERS OF THE CWABS, INC.,  
ASSET-BACKED CERTIFICATES, SERIES 2006-14

Plaintiff,

vs.

CASE NO.: 37-2018-CA-001894  
DIVISION:

THE UNKNOWN HEIRS, DEVISEES, GRANTEES,  
ASSIGNEES, LIENORS, CREDITORS, TRUSTEES,  
OR OTHER CLAIMANTS CLAIMING BY,  
THROUGH, UNDER, OR AGAINST, JAMES  
ROWLS, SR., DECEASED, et al,

Defendant(s).

NOTICE OF ACTION

To:

THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS,  
CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR  
AGAINST, JAMES ROWLS, SR., DECEASED

Last Known Address: Unknown

Current Address: Unknown

ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST  
THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD  
OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS  
SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Last Known Address: Unknown

Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Leon  
County, Florida:

**LOT 76, BLOCK "C", SETTLERS SPRINGS PHASE III**

**COMMENCE AT A RAILROAD SPIKE IN THE CENTERLINE OF MISSION  
ROAD MARKING THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 1**

NORTH, RANGE 1 WEST, LEON COUNTY, FLORIDA, AND RUN NORTH 01 DEGREE 04 MINUTES 00 SECONDS EAST 191.61 FEET TO A POINT ON THE CENTERLINE OF FRED GEORGE ROAD, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY, THENCE NORTHEASTERLY ALONG SAID CENTERLINE AND SAID CURVE WITH A RADIUS OF 5840.20 FEET, THROUGH A CENTRAL ANGLE OF 06 DEGREES 26 MINUTES 37 SECONDS, FOR AN ARC DISTANCE OF 656.80 FEET (THE CHORD OF SAID ARC BEING NORTH 72 DEGREES 01 MINUTE 42 SECONDS EAST 656.45 FEET), THENCE NORTH 75 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE 926.28 FEET TO A POINT OF CURVE TO THE LEFT, THENCE NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 819.65 FEET THROUGH A CENTRAL ANGLE OF 16 DEGREES 42 MINUTES 43 SECONDS, FOR AN ARC DISTANCE OF 239.07 FEET, THENCE SOUTH 31 DEGREES 27 MINUTES 43 SECONDS EAST 40.00 FEET TO A CONCRETE MONUMENT, THENCE SOUTH 42 DEGREES 52 MINUTES 04 SECONDS EAST 133.71 FEET, THENCE NORTH 47 DEGREES 05 MINUTES 34 SECONDS EAST 130.02 FEET; THENCE NORTH 42 DEGREES 49 MINUTES 28 SECONDS WEST 89.52 FEET TO A POINT OF CURVE TO THE LEFT; THENCE WESTERLY ALONG SAID CURVE WITH A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 85 DEGREES 24 MINUTES 15 SECONDS, FOR AN ARC DISTANCE OF 44.72 (THE CHORD OF SAID ARC BEING NORTH 85 DEGREES 31 MINUTES 35 SECONDS WEST 40.69 FEET) TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY OF FRED GEORGE ROAD, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 861.25 FEET, THROUGH A CENTRAL ANGLE OF 15 DEGREES 53 MINUTES 14 SECONDS, FOR AN ARC DISTANCE OF 238.81 FEET (THE CHORD OF SAID ARC BEING NORTH 43 DEGREES 43 MINUTES 27 SECONDS EAST 238.05 FEET), THENCE SOUTH 42 DEGREES 49 MINUTES 49 SECONDS EAST 440.60 FEET; THENCE SOUTH 48 DEGREES 00 MINUTES 12 SECONDS WEST 31.52 FEET; THENCE SOUTH 41 DEGREES 46 MINUTES 42 SECONDS EAST 60.00 FEET; THENCE NORTH 47 DEGREES 57 MINUTES 06 SECONDS EAST 33.56 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE WITH A RADIUS OF 1172.89 FEET, THROUGH A CENTRAL ANGLE OF 10 DEGREES 30 MINUTES 42 SECONDS, FOR AN ARC DISTANCE OF 215.18 FEET (THE CHORD OF SAID ARC BEING NORTH 41 DEGREES 02 MINUTES 29 SECONDS EAST 214.88 FEET) TO A POINT OF REVERSE CURVE; THENCE EASTERLY ALONG REVERSE CURVE WITH A RADIUS OF 94.88 FEET, THROUGH A CENTRAL ANGLE OF 77 DEGREES 21 MINUTES 29 SECONDS, FOR AN ARC DISTANCE OF 128.10 FEET; THENCE NORTH 23 DEGREES 08 MINUTES 37 SECONDS EAST 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHERLY; THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 154.88 FEET, THROUGH A CENTRAL ANGLE OF 21 DEGREES 55 MINUTES 28 SECONDS, FOR AN ARC DISTANCE OF 59.27 FEET (THE CHORD OF SAID ARC BEING NORTH 77 DEGREES 49 MINUTES 07 SECONDS WEST 58.99 FEET) TO A POINT OF REVERSE CURVE; THENCE NORTHWESTERLY ALONG SAID REVERSE CURVE WITH A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 70 DEGREES 55 MINUTES 01 SECOND, FOR AN ARC DISTANCE OF 37.13 FEET; THENCE NORTH 17 DEGREES 51 MINUTES 50 SECONDS WEST 34.07 FEET TO A POINT OF CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 164.46 FEET, THROUGH A CENTRAL ANGLE OF 73 DEGREES 14 MINUTES 04 SECONDS, FOR AN ARC DISTANCE OF 210.21 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 06

SECONDS WEST 9.25 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 47.12 FEET; THENCE NORTH 01 DEGREES 05 MINUTES 54 SECONDS WEST 38.63 FEET; THENCE SOUTH 88 DEGREES 54 MINUTES 06 SECONDS WEST 60.00 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN SOUTH 01 DEGREES 05 MINUTES 54 SECONDS EAST 20.00 FEET TO A POINT OF CURVE TO THE RIGHT; THENCE SOUTHWESTERLY ALONG SAID CURVE WITH A RADIUS OF 30.00 FEET THROUGH A CENTRAL ANGLE OF 100 DEGREES 37 MINUTES 20 SECONDS, FOR AN ARC DISTANCE OF 52.69 FEET TO A POINT OF REVERSE CURVE AND A POINT ON A 100 FOOT DIAMETER CUL-DE-AC; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CUL-DE-SAC WITH A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 68 DEGREES 13 MINUTES 48 SECONDS, FOR AN ARC DISTANCE OF 59.54 FEET; THENCE NORTH 58 DEGREES 42 MINUTES 22 SECONDS WEST (RADIAL LINE) 123.95 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY BOUNDARY OF FRED GEORGE ROAD, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NORTHWESTERLY, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY BOUNDARY AND SAID CURVE WITH A RADIUS OF 861.25 FEET THROUGH A CENTRAL ANGLE OF 06 DEGREES 11 MINUTES 58 SECONDS, FOR AN ARC DISTANCE OF 93.19 FEET (THE CHORD OF SAID ARC BEING NORTH 23 DEGREES 20 MINUTES 59 SECONDS EAST 93.14); THENCE SOUTH 63 DEGREES 41 MINUTES 54 SECONDS EAST 172.43 FEET TO THE POINT OF BEGINNING.  
A/K/A 2716 SETTER PL, TALLAHASSEE, FL 32303

has been filed against you and you are required to serve a copy of your written defenses within 30 days after the first publication, if any, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623, and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Tallahassee Advertiser.

WITNESS my hand and the seal of this court on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Clerk of the Circuit Court

By: \_\_\_\_\_  
Deputy Clerk

**Please send invoice and copy to:**

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
TC - 18-014386

**\*\*See the Americans with Disabilities Act**

If you are a person with a disability who needs an accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 301 S. Monroe Street, Tallahassee, FL 32301, (850) 577-4401, within two (2) working days of your receipt of this notice; if you are hearing or voice impaired, call 711, via the Florida Relay Service. To file response please contact Leon County Clerk of Court, 301S. Monroe Street, Room #241A, Tallahassee, FL 32302, Tel: (850) 577-4170.