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IN THE CIRCUIT COURT, IN AND FOR
DUVAL COUNTY, FLORIDA

CASE NO:
DIVISION:

BIZCAPITAL BIDCO I, LLC,
a Louisiana limited liability company,

Plaintiff,

vs.

COWEALTH, LLC, a Florida limited liability company,
BASIC PRODUCTS, LLC, a Florida limited liability
company d/b/a Jerome Brown Products,
KJB SPECIALTIES INC., a Florida corporation,
JEROME BROWN, JOANN M. BROWN,
THE CITY OF JACKSONVILLE,
THE STATE OF FLORIDA, and
FIRSTSUN LENDERS, INC.,

Defendants.

LIS PENDENS

TO DEFENDANTS, COWEALTH, LLC, BASIC PRODUCTS, LLC, d/b/a Jerome Brown Products, KJB SPECIALTIES INC., JEROME BROWN, JOANN M. BROWN, THE CITY OF JACKSONVILLE, THE STATE OF FLORIDA, FIRSTSUN LENDERS, INC., AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED OF THE FOLLOWING:

1. The plaintiff has instituted this action against you seeking to foreclose mortgages with respect to the properties described below.
2. The plaintiff is this action is BIZCAPITAL BIDCO I, LLC, a Louisiana limited liability company.
3. The case number of the action is as shown in the caption.
4. The properties that are the subject matter of this action are in Duval County, Florida, and as described as follows:

Mortgage 1 Property

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 26 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE

CENTERLINE OF ELLIS ROAD (ORIGINALLY A 60 FT RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 425, PAGE 417, PUBLIC RECORDS OF SAID COUNTY) WITH THE CENTERLINE OF BROADWAY AVENUE (A 60 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE NORTHWEST QUARTER OF NORTHWEST QUARTER; AND RUN SOUTH 88°25'10" WEST ALONG THE WESTERLY PROLONGATION OF THE CENTERLINE OF SAID BROADWAY AVENUE AND THE SOUTHERLY BOUNDARY OF THE SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER A DISTANCE OF 40.0 FEET TO A POINT IN THE WESTERLY RIGHT OF WAY LINE OF ELLIS ROAD, AS DESCRIBED IN OFFICIAL RECORD BOOK 964, PAGE 464, PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 00°27'20" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 800.00 FEET TO A POINT WHICH IS THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 88°25'10" WEST A DISTANCE OF 462.55 FEET TO AN IRON STAKE; RUN THENCE NORTH 00°27'20" EAST A DISTANCE OF 493.14 FEET TO AN IRON STAKE ON THE SOUTHERLY RIGHT OF WAY LINE OF COMMONWEALTH AVENUE (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); RUN THENCE NORTH 87°48'20" EAST A DISTANCE OF 462.75 FEET TO AN IRON STAKE ON THE SAID WESTERLY RIGHT OF WAY LINE OF ELLIS ROAD; RUN THENCE SOUTH 00°27'20" WEST A DISTANCE OF 498.12 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM: THAT PART DESCRIBED IN THE ORDER OF TAKING (PARCEL 103) RECORDED IN OFFICIAL RECORDS BOOK 7458, PAGE 656, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

AND

FURTHER LESS AND EXCEPTING THEREFROM: THAT PART DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 13502, PAGE 1344, CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA.

Mortgage 2 Property:

LOT 2, OLLIE VILLA UNIT TWO, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 35, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

DATED: February 21, 2017.

MARKS GRAY, P.A.

/s/ Nicholas V. Pulignano, Jr.

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