

Dana D. Johnson, Clerk of Court
FORECLOSURE SALE
JANUARY 20, 2015 – 11:00 AM

PLAINTIFF:
AMERIS BANK, a Georgia Bank
VS.
DEFENDANT:
MATTIE R. NORRIS

CASE NO: 14-032-CA

DESCRIPTION:

LOT 3, THE PLANTATION- PHASE II SUBDIVISION, A SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 230 OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

PHYSICAL ADDRESS:

131 SE 118TH AVE. OLD TOWN, FL. 32680

PARCEL:

221013480500020030

FINAL JUDGEMENT AMOUNT: \$124,235.41

PLAINTIFF:
FIRST FEDERAL BANK OF FLORIDA
VS.
DEFENDANT:
DANIEL MOORE; PEGGY MOORE;
ANNAMARIA.NET, INC., & UNKNOWN TENANTS

CASE NO: 12-061-CA

DESCRIPTION:

PARCEL 21: PART OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 10 EAST, DIXIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF SAID SECTION 6, THENCE N 01 DEGREES 10' 48" W, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 3377.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01 DEGREES 10' 48" W, ALONG THE SAID WEST LINE, 635.02 FEET TO THE CENTERLINE OF A 30.00 FOOT WIDE ROAD EASEMENT; THENCE N 44 DEGREES 23' 34" E, ALONG THE SAID CENTERLINE, 362.59 FEET TO AN INTERSECTION WITH A 60.00 FOOT WIDE ROAD EASEMENT HEADING SOUTHEAST; THENCE S 40 DEGREES 35' 05" E, ALONG THE LAST SAID CENTERLINE, 409.19 FEET; THENCE S 34 DEGREES 49' 20" E, ALONG THE SAID CENTERLINE, 216.62 FEET; THENCE S 01 DEGREES 03' 43" E, ALONG THE SAID CENTERLINE, 372.66 FEET. THENCE S 87 DEGREES 02' 59" W, A DISTANCE OF 638.18 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ALL EASEMENTS OF RECORD.

EASEMENT DESCRIPTION:

A 60.00 FOOT WIDE STRIP OF LAND FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER AND ACROSS EXISTING DIRT ROADS IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 10 EAST, DIXIE COUNTY, FLORIDA, SAID STRIP OF LAND LYING 30.00 FEET RIGHT AND 30.00 FEET LEFT OF THE FOLLOWING APPROXIMATE CENTERLINE:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 9, GULF FOREST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 251 & 252, DIXIE COUNTY RECORDS, THENCE S 81 DEGREES 30' 48" W, A DISTANCE OF 248.96 FEET; THENCE S 88 DEGREES 42' 01" W, A DISTANCE OF 445.91 FEET; THENCE S 83 DEGREES 07' 29" W, A DISTANCE OF 124.43 FEET TO REFERENCE POINT A; THENCE CONTINUE S 83 DEGREES 07' 29" W A DISTANCE OF 139.99 FEET; THENCE N 88 DEGREES 27' 29" W, A DISTANCE OF 364.30 FEET TO THE BEGINNING OF A NON-TANGENT CURVE

CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 39 DEGREES 10' 50" (WITH A CHORD OF S 68 DEGREES 24' 46" W, 201.18 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF THE SAID CURVE 205.15 FEET; THENCE S 48 DEGREES 49' 21" W, A DISTANCE OF 119.57 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 41 DEGREES 12' 28"; THENCE SOUTHWESTERLY ALONG THE ARC OF THE SAID CURVE, 359.61 FEET TO REFERENCE POINT B; THENCE CONTINUE ALONG THE ARC OF THE SAID CURVE 30.26 FEET; THENCE N 86 DEGREES 42' 00" W, A DISTANCE OF 421.02 FEET TO REFERENCE POINT C; THENCE N 84 DEGREES 09' 43" W, A DISTANCE OF 252.32 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1721.26 FEET AND A CENTRAL ANGLE OF 38 DEGREES 18' 49" (WITH A CHORD OF N 28 DEGREES 04' 39" W 1129.68 FEET); THENCE NORTHWESTERLY ALONG THE ARC OF THE SAID CURVE, 1151.01 FEET; THENCE CONTINUE ALONG THE ARC OF THE SAID CURVE, 232.07 FEET; THENCE N 01 DEGREES 03' 43" W, A DISTANCE OF 468.08 FEET; THENCE N 34 DEGREES 49' 20" W, A DISTANCE OF 216.62 FEET; THENCE N 40 DEGREES 35' 05" W, A DISTANCE OF 409.19 FEET; THENCE RETURNING TO REFERENCE POINT C, N 17 DEGREES 56' 30" W, A DISTANCE OF 264.13 FEET; THENCE N 22 DEGREES 16' 29" W, A DISTANCE OF 119.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 68 DEGREES 31' 26"; THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE 478.39 FEET; THENCE N 46 DEGREES 14' 58" E, A DISTANCE OF 213.86 FEET; THENCE N 58 DEGREES 25' 07" E, A DISTANCE OF 89.56 FEET; THENCE N 29 DEGREES 20' 36" E, A DISTANCE OF 603.19 FEET; THENCE N 32 DEGREES 36' 07" E, A DISTANCE OF 141.96 FEET; THENCE N 38 DEGREES 34' 11" E, A DISTANCE OF 177.37 FEET; N 43 DEGREES 07' 55" E, A DISTANCE OF 268.07 FEET; THENCE N 18 DEGREES 44' 45" E, A DISTANCE OF 236.56 FEET; THENCE N 20 DEGREES 19' 34" W, A DISTANCE OF 137.79 FEET; THENCE N 07 DEGREES 08' 40" W, A DISTANCE OF 362.34 FEET; THENCE N 17 DEGREES 51' 39" E, A DISTANCE OF 180.04 FEET; THENCE N 30 DEGREES 33' 51" W, A DISTANCE OF 310.87 FEET; THENCE N 49 DEGREES 01' 42" W, A DISTANCE OF 81.38 FEET; THENCE N 87 DEGREES 13' 02" W, A DISTANCE OF 302.68 FEET; THENCE S 76 DEGREES 43' 11" W, A DISTANCE OF 194.92 FEET; THENCE N 84 DEGREES 00' 16" W, A DISTANCE OF 194.25 FEET; THENCE N 73 DEGREES 07' 46" W, A DISTANCE OF 252.88 FEET; THENCE RETURNING TO REFERENCE POINT B, S 50 DEGREES 18' 22" W, A DISTANCE OF 197.17 FEET; THENCE S 37 DEGREES 52' 07" W, A DISTANCE OF 737.71 FEET; THENCE S 02 DEGREES 18' 53" W, A DISTANCE OF 150.68 FEET; THENCE S 34 DEGREES 22' 57" W, A DISTANCE OF 187.13 FEET; THENCE S 49 DEGREES 43' 22" W, A DISTANCE OF 223.54 FEET; THENCE S 44 DEGREES 22' 49" W, A DISTANCE OF 148.67 FEET; THENCE S 55 DEGREES 03' 41" W, A DISTANCE OF 279.74 FEET; THENCE S 48 DEGREES 29' 49" W, A DISTANCE OF 146.29 FEET; THENCE S 41 DEGREES 46' 57" W, A DISTANCE OF 493.51 FEET; THENCE S 27 DEGREES 13' 25" W, A DISTANCE OF 67.52 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE RETURNING TO REFERENCE POINT A, N 03 DEGREES 43' 47" W, A DISTANCE OF 853.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 41 DEGREES 42' 53"; THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE, 436.84 FEET; THENCE N 37 DEGREES 59' 06" E, A DISTANCE OF 721.94 FEET; THENCE N 50 DEGREES 08' 00" E, A DISTANCE OF 87.28 FEET; THENCE N 55 DEGREES 57' 46" E, A DISTANCE OF 321.74 FEET; THENCE N 71 DEGREES 45' 48" E, A DISTANCE OF 349.25 FEET; THENCE N 78 DEGREES 54' 09" E, A DISTANCE OF 150.73 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF SAID GULF FOREST. AND A 30.00 FOOT WIDE STRIP OF LAND FOR INGRESS, EGRESS AND PUBLIC UTILITIES, IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 10 EAST, DIXIE COUNTY, FLORIDA, SAID STRIP OF LAND LYING 15.00 FEET RIGHT AND 15.00 FEET LEFT OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHWEST CORNER OF LOT 9, GULF FOREST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 251 &

252, DIXIE COUNTY RECORDS, THENCE S 81 DEGREES 30' 48" W, A DISTANCE OF 248.96 FEET; THENCE S 88 DEGREES 42' 01" W, A DISTANCE OF 261.71 FEET TO THE POINT OF BEGINNING OF THE SAID CENTERLINE; THENCE S 04 DEGREES 03' 03" W, A DISTANCE OF 1218.45 FEET TO THE END OF THE SAID CENTERLINE AND THE 30.00 FOOT WIDE STRIP OF LAND. AND A 35.00 FOOT STRIP OF LAND IN SECTION 31, TOWNSHIP 9 SOUTH, RANGE 10 EAST, DIXIE COUNTY, FLORIDA, LYING 17.50 FEET LEFT OF AND 17.50 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE N 88 DEGREES 55' 05" E, ALONG THE SOUTH LINE THEREOF 1325.44 FEET TO THE CENTERLINE OF AN EXISTING GRADED ROAD AND THE POINT OF BEGINNING: THENCE N 44 DEGREES 01' 16" E, A DISTANCE OF 2210.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1600.00 FEET, AND A CENTRAL ANGLE OF 13 DEGREES 39' 56"; THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE, 381.62 FEET; THENCE N 57 DEGREES 41' 13" E, A DISTANCE OF 468.54 FEET TO THE CENTERLINE OF COUNTY ROAD 361, AND THE END OF THE SAID CENTERLINE OF THE 35.00 FOOT WIDE STRIP OF LAND. AND A 30.00 FOOT WIDE STRIP OF LAND IN SECTION 6, TOWNSHIP 10 SOUTH, RANGE 10 EAST, DIXIE COUNTY, FLORIDA, LYING 15.00 FEET LEFT OF AND 15.00 FEET RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE N 88 DEGREES 55' 05" E, ALONG THE NORTH LINE THEREOF, 1325.44 FEET TO THE CENTERLINE OF AN EXISTING GRADED ROAD, AND THE POINT OF BEGINNING; THENCE S 44 DEGREES 23' 34" W, A DISTANCE OF 1857.99 FEET TO THE WEST LINE OF SAID SECTION 6, AND THE END OF THE SAID CENTERLINE OF THE 30.00 FOOT WIDE STRIP OF LAND. TOGETHER WITH THAT CERTAIN 2006 HOMES OF MERIT BAY MANOR MOBILE HOME, VIN(S) FLHML2B135930519A AND FLHML2B135930519B.

PHYSICAL ADDRESS:

76 SW 337 AVE. STEINHATCHEE, FL. 32359

PARCEL:

061010042800U10210

FINAL JUDGEMENT AMOUNT: \$202,538.64

PLAINTIFF:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

VS.

DEFENDANT:

DIANNE G. BOWEN; WILLIAM F. BOWEN;

CAMPUS USA CREDIT UNION; ET AL

CASE NO: 14-039-CA

DESCRIPTION:

LOTS 16, 17, AND 18, ANDY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 49, PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

PHYSICAL ADDRESS:

111 NE 893RD AVE., BRANFORD, FL. 32008

PARCEL:

08081468600000160

FINAL JUDGEMENT AMOUNT: \$152,418.66

PLAINTIFF:

THRIFTY RENTS, INC.

VS.

DEFENDANT:

LARRY R. HANNA, ET AL

CASE NO: 14-031-CA

DESCRIPTION:

LOT 15, THE PETERSON PLACE A SUBDIVISION AS PER PLAT BOOK 1, PAGE 106 OF THE
PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA TOGETHER WITH THAT CERTAIN 1976
LTDD MOBILE HOME # 13318615

PHYSICAL ADDRESS:

1863 NE 512 AVE. OLD TOWN, FL. 32680

PARCEL:

110913400300000150

FINAL JUDGEMENT AMOUNT: \$58,675.83
