

Dana D. Johnson, Clerk of Court
FORECLOSURE SALE
FEBRUARY 7TH, 2012 – 11:00 AM

PLAINTIFF:

CASE NO: 10-036-CA

**US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR CSMC MORTGAGE-BACKED PASS-
THROUGH CERTIFICATES, SERIES 2006-7**

VS.

DEFENDANT:

**JENNIFER A MACK; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INCORPORATED, AS NOMINEE
FOR SELECT PORTFOLIO SERVICING INC; EGRET LANDING
CONDOMINIUM ASSOCIATION, INC**

DESCRIPTION:

UNIT NO.102, BUILDING B, PHASE ONE, PARKING SPACE BUILDING B-A1 AND STORAGE
UNIT BUILDING B-SA1, EGRET LANDING CONDOMINIUM, ACCORDING TO THE
DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK
334, PAGE 597, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA, TOGETHER WITH AN
UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO AS SET
FORTH IN SAID DECLARATION, AND ANY AMENDMENTS THERETO

PHYSICAL ADDRESS:

132 EAST 1ST AVE. UNIT B-102 HORSESHOE BEACH, FL 32648

PARCEL:

111210C52900B10102

FINAL JUDGEMENT AMOUNT: \$ 197,233.55

PLAINTIFF:

CASE NO: 11-076-CA

**JOHN S. RUDNIANYN, AS TRUSTEE FOR
INTERNATIONAL PROPERTY SERVICES CORP.
PROFIT SHARING PLAN TRUST**

VS.

DEFENDANT:

**FIN CHASER BOATS, INC.; JASON BLAKE BOYETTE;
AND MELONEY K. MIDDLETON**

DESCRIPTION:

COMMENCE AT THE SE CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 12 EAST,
DIXIE COUNTY, FLORIDA, THENCE RUN S 89°36'53" W, 90.00 FEET; THENCE RUN N 08° 10'53"
E, 429.57 FEET; THENCE RUN N 89°46'07" W, 25.00 FEET; THENCE RUN N 07°21'53" E, 274.09
FEET; THENCE RUN N 05°26'53" E, 174.40 FEET TO THE NORTH R/W LINE OF SR #55 (US #19);
THENCE RUN N 07°37'23" E, 200.00 FEET, THENCE RUN N 67°04'37" W, 200.00 FEET; THENCE
RUN N 07°37'23" E, 109.02 FEET; THENCE RUN N 62°57'07" W, 265.30 FEET TO THE POINT OF
BEGINNING; THENCE CONTINUE N 62°57'07" W, 135.44 FEET; THENCE RUN S 16°45'19" W,
304.91 FEET TO THE NORTH R/W LINE OF SR #55 (US #19); THENCE RUN S 62°57'07" E, ALONG
SAID R/W LINE 138.87 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH,
HAVING A RADIUS OF 5659.58 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE,
THROUGH A CENTRAL ANGLE OF 00°06'11", 10.19 FEET; THENCE RUN N 14°06'52" E, 307.52
FEET BACK TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SE CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 12 EAST, DIXIE COUNTY, FLORIDA, THENCE RUN S 89°36'53" W, 90.00 FEET; THENCE RUN N 08°10'53" E, 429.57 FEET; THENCE RUN N 89°46'07" W, 25.00 FEET; THENCE RUN N 07°21'53" E, 274.09 FEET; THENCE RUN N 05°26'53" E, 174.40 FEET TO THE NORTH R/W LINE OF SR #55 (US #19); THENCE RUN N 07°37'23" E, 200.00 FEET; THENCE RUN N 67°04'37" W, 200.00 FEET; THENCE RUN N 07° 37'23" E, 109.02 FEET; THENCE RUN N 62°57'07" W, 265.30 FEET; THENCE RUN S 14°06'52" W, 107.21 FEET TO THE POINT OF BEGINNING; THENCE RUN S 64°17'50" E, 70.00 FEET; THENCE RUN S 14°10'44" W, 201.37 FEET TO THE NORTH R/W LINE OF STATE ROAD #55, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 5659.58 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AND R/W LINE OF STATE ROAD #55 THROUGH A CENTRAL ANGLE OF 00°42'31" AN ARC DISTANCE OF 70.00 FEET TO THE END OF SAID CURVE; THENCE RUN N 14°06'52" E, 200.31 FEET BACK TO THE POINT OF BEGINNING.

AND

COMMENCE AT THE SE CORNER OF SECTION 5, TOWNSHIP 10 SOUTH, RANGE 12 EAST, DIXIE COUNTY, FLORIDA; THENCE RUN S 89°36'53" W, 90.00 FEET; THENCE RUN N 08°10'53" E, 429.57 FEET; THENCE RUN N 89°46'07" W, 25.00 FEET; THENCE RUN N 07°21'53" E, 274.09 FEET; THENCE RUN N 05°26'53" E, 174.40 FEET TO THE NORTH R/W LINE OF SR#55 (US #19); THENCE RUN N 07°37'23" E, 200.00 FEET; THENCE RUN N 67°04'37" W, 200.00 FEET; THENCE RUN N 07°37'23" E, 109.02 FEET; THENCE RUN N 62°57'07" W, 400.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 62°57'07" W, 172.76 FEET; THENCE S 21°51'35" W, 301.23 FEET TO THE NORTH R/W LINE OF STATE ROAD#55; THENCE S 62°57'07" E, ALONG SAID RIGHT OF WAY LINE 200.00 FEET; THENCE N 16°45'19" E, 304.91 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT LAND CONVEYED TO VANAERNAM TIMBER MANAGEMENT, INC., BY CORPORATE WARRANTY DEED RECORDED 5/19/2008 IN OFFICIAL RECORD BOOK 388, PAGE 650, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

PHYSICAL ADDRESS:

15811 SE HWY 19, CROSS CITY, FL. 32628

PARCEL:

051012000020360500

FINAL JUDGEMENT AMOUNT: \$ 90,070.39
