

*Dana D. Johnson, Clerk of Court*  
**FORECLOSURE SALE**  
**AUGUST 20, 2013 – 11:00 AM**

**PLAINTIFF:**  
BANK OF AMERICA, NA  
VS.

CASE NO: 09-080-CA

**DEFENDANT:**  
MICHAEL F. GROTHE

**DESCRIPTION:**

LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND 18, INDIAN SHORES SUBDIVISION, AS PER  
PLAT ON RECORD IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, DIXIE COUNTY,  
FLORIDA, IN THE PLAT BOOK 1, PAGE 62.

**PHYSICAL ADDRESS:**  
112 SW 827<sup>TH</sup> ST., JENA, FL. 32359

**PARCEL:**  
300910030900000050

**FINAL JUDGEMENT AMOUNT: \$ 875,592.73**

**PLAINTIFF:**  
BAC HOME LOANS SERVICING, LP  
VS.

CASE NO: 10-009-CA

**DEFENDANT:**  
RICHARD BAKER; UNKNOWN SPOUSE IF ANY

**DESCRIPTION:**

LOT 13, DEER WOODS SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1,  
PAGE 136, OF THE PUBLIC RECORDS OF DIXIE COUNTY, FLORIDA.

**PHYSICAL ADDRESS:**  
675 NE 211<sup>TH</sup> AVE., OLD TOWN, FL. 32680

**PARCEL:**  
031013451400000130

**FINAL JUDGEMENT AMOUNT: \$ 258,211.54**

**PLAINTIFF:**  
JPMORGAN CHASE BANK, NA  
VS.

CASE NO: 12-057-CA

**DEFENDANT:**  
ROBERT E. MORRISON, JR.

**DESCRIPTION:**

(PLEASE SEE ATTACHED DESCRIPTION)

**PHYSICAL ADDRESS:**  
332 SW 846 ST., STEINHATCHEE, FL. 32359

**PARCEL:**  
061010042800000250

**FINAL JUDGEMENT AMOUNT: \$ 226,514.81**

Exhibit A

The land referred to herein is situated in the State of FL, County of Dixie described as follows:

A PART OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 10 EAST, DIXIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE S 01°10'48" E., ALONG THE WEST LINE THEREOF, A DISTANCE OF 1281.91 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 30.00 FOOT WIDE ROAD EASEMENT; THENCE N. 44°23'34" E. ALONG SAID CENTERLINE, 1070.37 FEET; THENCE DEPARTING SAID CENTERLINE, S 47°02'13" E., A DISTANCE OF 776.80 FEET TO THE POINT OF BEGINNING; THENCE S 73°20'13" E. A DISTANCE OF 1020.08 FEET TO THE CENTERLINE OF A 50 FOOT ROAD EASEMENT; THENCE N 18°44'45" E, ALONG SAID CENTERLINE, 236.56 FEET; THENCE N. 20° 19' 33" W, ALONG SAID CENTERLINE, 137.79 FEET; THENCE N. 07°08'40" W, ALONG SAID CENTERLINE, 362.34 FEET; THENCE N 17°51'39" E, ALONG SAID CENTERLINE, 180.04 FEET; THENCE S. 59°46'37" W, A DISTANCE OF 1175.31 FEET TO THE POINT OF BEGINNING.

**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°30'48" W, A DISTANCE OF 248.96 FEET; THENCE S 88°42'01" W, A DISTANCE OF 445.91 FEET; THENCE S 83°07'29" W, A DISTANCE OF 124.43 FEET TO REFERENCE POINT A; THENCE CONTINUE S 83°07'29" W, A DISTANCE OF 139.99 FEET; THENCE N 88°27'29" W, A DISTANCE OF 364.30 FEET OF THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 39°10'50" (WITH A CHORD OF S 68°24'46" W, 201.18 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF THE SAID CURVE, 205.15 FEET, THENCE S 48°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°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°42'00" W, A DISTANCE OF 421.02 FEET TO REFERENCE POINT C; THENCE N 64°23'44" W, A DISTANCE OF 250.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1721.26 FEET AND A CENTRAL ANGLE OF 38°18'49" (WITH A CHORD OF N 28°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°03'43" W, A DISTANCE OF 458.08 FEET; THENCE N 34°49'20" W, A DISTANCE OF 216.62 FEET; THENCE N 40°35'05" W, A DISTANCE OF 409.19 FEET; THENCE RETURNING TO REFERENCE POINT C, N 17°56'30" W, A DISTANCE 264.13 FEET; THENCE N 22°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°31'26";

THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE 478.39 FEET; THENCE N 45°14'58"E, A DISTANCE OF 213.86 FEET, THENCE N 58°25'07"E, A DISTANCE OF 89.56 FEET; THENCE N 29°20'36"E, A DISTANCE OF 603.19 FEET; THENCE N 32°36'07"E, A DISTANCE OF 141.96 FEET; THENCE N 38°34'11"E, A DISTANCE OF 177.37 FEET; THENCE N 43°07'55"E, A DISTANCE OF 268.07 FEET; THENCE N 18°44'45"E, A DISTANCE OF 236.56 FEET; THENCE N 20°19'34"W, A DISTANCE OF 137.79 FEET; THENCE N 07°08'40"W, A DISTANCE OF 362.34 FEET; THENCE N 17°51'39"E, A DISTANCE OF 180.04 FEET; THENCE N30°33'51"W, A DISTANCE OF 310.87 FEET; THENCE N 49°01'42"W, A DISTANCE OF 81.38 FEET; THENCE N 87°13'02"W, A DISTANCE OF 302.68 FEET; THENCE S 76°43'11"W, A DISTANCE OF 194.92 FEET; THENCE N 84°00'16"W, A DISTANCE OF 194.25 FEET; THENCE N 73°07'46"W, A DISTANCE OF 252.88 FEET; THENCE RETURNING TO REFERENCE POINT B, S 50°18'22"W, A DISTANCE OF 197.17 FEET; THENCE S 37°52'07"W, A DISTANCE OF 737.71 FEET; THENCE S 02°18'53"W, A DISTANCE OF 150.68 FEET; THENCE S 34°22'57"W, A DISTANCE OF 187.13 FEET; THENCE S 49°43'22"W, A DISTANCE OF 223.54 FEET; THENCE S 44°22'49"W, A DISTANCE OF 148.67 FEET; THENCE S 55°03'41"W, A DISTANCE OF 279.74 FEET; THENCE S 48°29'49"W, A DISTANCE OF 146.59 FEET; THENCE S 41°46'57"W, A DISTANCE OF 493.51 FEET; THENCE S 27°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°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°42'53"; THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE 436.84 FEET; THENCE N 37°59'06"E, A DISTANCE OF 721.94 FEET; THENCE N 50°08'00"E, A DISTANCE OF 87.28 FEET; THENCE N 55°57'46"E, A DISTANCE OF 321.74 FEET; THENCE N 71°45'48"E, A DISTANCE OF 349.25 FEET; THENCE N 78°54'09"E, A DISTANCE OF 150.73 FEET TO THE SOUTHEAST 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°30'48" W, A DISTANCE OF 248.96 FEET; THENCE S 88°42'01" W, A DISTANCE OF 261.71 FEET TO THE POINT OF BEGINNING OF THE SAID CENTERLINE; THENCE S 04°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 FOOT WIDE 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°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°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°39'56"; THENCE NORTHEASTERLY ALONG THE ARC OF THE SAID CURVE, 381.62 FEET; THENCE N 57°41'13" E, A DISTANCE OF 458.54 FEET TO THE CENTERLINE OF

COUNTY ROAD 351, 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°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°23'34" W, A DISTANCE OF 1857.99 FEET TO WEST LINE OF SAID SECTION 6, AND THE END OF THE SAID CENTERLINE OF THE 30.00 FOOT WIDE STRIP OF LAND.

SUBJECT PROPERTY CONTAINS A MANUFACTURED HOME, BEING A 2003 JACOBSEN CLASSIC III MODEL WITH SERIAL NOS. JACFL24933A/B.

SOURCE OF TITLE: BOOK 305 PAGE 45 (RECORDED 03/31/2004)