

21ST MORTGAGE CORPORATION,
Plaintiff,

IN THE 3rd JUDICIAL CIRCUIT COURT IN
AND FOR TAYLOR COUNTY, FLORIDA

Case No. 2021 CA 000094

vs.

DEREK WAYNE COUEY; UNKNOWN SPOUSE
OF DEREK WAYNE COUEY; SHAWN DEAN
COUEY; and UNKNOWN TENANT

Defendant. /

NOTICE OF SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated September 08, 2021, entered in Case No.: 2021 CA 000094 of the Circuit Court in and for Taylor County, Florida, wherein DEREK WAYNE COUEY, SHAWN DEAN COUEY, and UNKNOWN TENANT n/k/a Landon Couey are the Defendants, that Gary Knowles, Jr., the Clerk of the Circuit Court and Comptroller, will sell to the highest and best bidder for cash, conducted ~~electronically online~~ ^{East Steps} at the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32348, on **FEBRUARY 04, 2025, at 11:00 a.m.**, the following described real property as set forth in the Final Judgment:

SEE ATTACHED EXHIBIT "A"

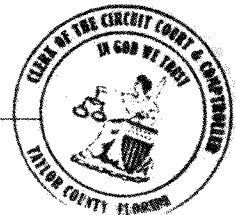
TOGETHER WITH A 2018 LIVE OAK MANUFACTURED HOME BEARING SERIAL NUMBERS: LOHGA11718521A AND LOHGA11718521B.

NOTICE IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

Dated this 2 day of January, 2025.

Clerk of the Circuit Court

By: Marti Leeds
As Deputy Clerk



NOTICE

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration, 173 NE Hernando Avenue, Room 408, Lake City, Florida 32055; adamail@jud3.flcourts.org; (386)758-2163 at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired call 711.

CC:

Attorney for Plaintiff

via email to: Leslie S. White, Esq., lwhite@deanmead.com

Defendants

via U.S. Mail to: Derek Wayne Couey, 323 Plantation, Perry, FL 32347; Shawn Dean Couey, 111 E Richmond Street, Perry, FL 32347; Shawn Dean Couey, 2675 Barnard Johnson Road, Perry, FL 32347; Unknown Tenant n/k/a Landon Couey, 2675 Barnard Johnson Road, Perry, FL 32347.

Taco Times - email



Court Clerk

EXHIBIT A

COMMENCE AT THE SW CORNER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 8 EAST AND RUN N 88 DEGREES 49 MINUTES 36 SECONDS E ALONG THE SECTION LINE 328.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING CONTINUE N 88 DEGREES 49 MINUTES 36 SECONDS E ALONG SAID SECTION LINE 500.00 FEET; THENCE RUN N 00 DEGREES 55 MINUTES 17 SECONDS W 440.18 FEET; THENCE RUN S 88 DEGREES 40 MINUTES 16 SECONDS W 500.00 FEET; THENCE RUN S 00 DEGREES 55 MINUTES 14 SECONDS E 438.82 FEET TO THE POINT OF BEGINNING. SAID PARCEL IS LOCATED IN THE SW1/4 OF SW1/4 SECTION 33, TOWNSHIP 3 SOUTH, RANGE 8 EAST, TAYLOR COUNTY, FLORIDA. INCLUDING A 2018, LIVE OAK P-2483J, 26X48, WITH A SERIAL NUMBER OF LOHGA11718521A, LOHGA11718521B.

TOGETHER WITH A 20 FOOT WIDE EASEMENT DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER SECTION 33, TOWNSHIP 3 SOUTH, RANGE 8 EAST AND RUN N 00 DEGREES 55 MINUTES 10 SECONDS W ALONG THE SECTION LINE 437.93 FEET TO THE SOUTH BOUNDARY OF PARCEL #7276-500; THENCE RUN S 88 DEGREES 40 MINUTES 16 SECONDS W, ALONG SAID SOUTH BOUNDARY, 81.56 FEET TO THE CENTERLINE OF A 20 FOOT WIDE EASEMENT AND THE POINT OF BEGINNING; SAID EASEMENT BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE FROM SAID POB RUN S 00 DEGREES 55 MINUTES 10 SECONDS E, PARALLEL TO THE SECTION LINE, 427.27 FEET; THENCE RUN N 89 DEGREES 08 MINUTES 07 SECONDS E, PARALLEL TO THE SOUTH BOUNDARY OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 8 EAST, 81.56 FEET TO THE SECTION LINE; THENCE RUN N 88 DEGREES 49 MINUTES 36 SECONDS E, PARALLEL TO THE SOUTH BOUNDARY OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 8 EAST, 328.44 FEET TO THE WEST BOUNDARY OF A 5.00 ACRE PARCEL AND THE END OF SAID CENTERLINE. SIDELINES OF SAID EASEMENT EXTEND FROM THE SOUTH BOUNDARY OF PARCEL #7276-500 TO THE WEST BOUNDARY OF A 5.00 ACRE PARCEL. SAID EASEMENT IS LOCATED IN THE SE1/4 OF SE1/4, SECTION 32, TOWNSHIP 3 SOUTH, RANGE 8 EAST AND THE SW1/4 OF SW1/4, SECTION 33, TOWNSHIP 3 SOUTH, RANGE 8 EAST, TAYLOR COUNTY, FLORIDA.

ALSO TOGETHER WITH

(SIXTY FOOT ROAD EASEMENT) COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 8 EAST; THENCE RUN N 89 DEGREES 08 MINUTES 07 SECONDS W ALONG THE SOUTH SECTION LINE 1330.57 FEET TO THE SOUTHWEST CORNER OF THE SE1/4 OF THE SE1/4 OF SAID SECTION 32 THENCE RUN N 1 DEGREE 04 MINUTES 47 SECONDS W ALONG THE WEST FORTY LINE OF SAID FORTY 1153.85 FEET TO THE POINT OF BEGINNING AND THE CENTERLINE OF SAID EASEMENT; THENCE RUN S 82 DEGREES 45 MINUTES 21 MINUTES E 1254.95 FEET; THENCE RUN S 0 DEGREES 55 MINUTES 10 SECONDS E PARALLEL TO THE EAST LINE OF SAID FORTY ACRE LINE 539.64 FEET TO THE TERMINUS OF SAID EASEMENT.