

21<sup>ST</sup> 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 at the East Steps of the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32348, on **OCTOBER 16, 2025, at 11:00 a.m.**, the following described real property as set forth in the Final Judgment:

**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.

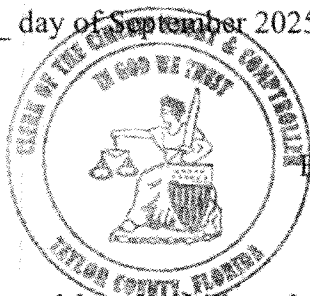
ALSO TOGETHER WITH

(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.

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 10 day of ~~September~~ 2025.



Clerk of the Circuit Court

By: Shana Deal DC  
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](mailto: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.

TO BE PUBLISHED 2X IN THE TACO TIMES

Copies to:

**Attorney for Plaintiff**

☒ via email to: Leslie S. White, Esq., [lwhite@deanmead.com](mailto: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.

21<sup>ST</sup> MORTGAGE CORPORATION,  
Plaintiff,

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

OFFICIAL RECORDS: 1 of 4  
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Case No. 2021 CA 000094

vs.

TAYLOR COUNTY FLORIDA GARY KNOWLES

Instrument: 210005543 Recorded: 09/13/2021 8:41 AM

DEREK WAYNE COUEY; UNKNOWN SPOUSE  
OF DEREK WAYNE COUEY; SHAWN DEAN  
COUEY; and UNKNOWN TENANT  
Defendant. /

**SUMMARY FINAL JUDGMENT OF FORECLOSURE**

This action was tried before the Court. On the evidence presented

IT IS ADJUDGED that:

1. Plaintiff, 21<sup>st</sup> Mortgage Corporation, 620 Market Street One Center Square,  
Knoxville, TN 37902, is due:

Principal: \$122,948.67

Interest to date of this judgment \$11,148.05

Title expenses \$375.00

Attorneys' fees

Finding as to reasonable number of hours: 5.9

Finding as to reasonable hourly rate: \$215

Finding as to reasonable flat fee: \$2,250

Attorneys' fees total \$3,518.50

Court Costs, now taxed \$946.40

Other: Service of Process \$604.20

Other: Escrow Advance \$1,198.51

Other: Late Charges \$120.00

Subtotal: \$140,859.33

LESS: Other (\$500.00)

**TOTAL \$140,359.33**

that shall bear the interest at the rate of 4.25% a year.

2. Plaintiff holds a lien for the total sum superior to all claims or estates of Defendants,  
DEREK WAYNE COUEY; SHAWN DEAN COUEY; UNKNOWN TENANT n/k/a Landon  
Couey, on the following described property in Taylor County, Florida:

**Legal: SEE ATTACHED EXHIBIT "A"**

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

together with all improvements and fixtures attached thereto.

3. If the total sum with interest at the rate described in paragraph 1 and all costs accrued subsequent to this Judgment are not paid, the Clerk of this Court shall sell the property at public sale on November 16, 2021, to the highest bidder for cash, except as prescribed in paragraph 4, at the Courthouse located at 108 North Jefferson Street, Perry, FL 32348 in accordance with Section 45.031, Florida Statutes, using the following method (CHECK ONE):

☒ In person beginning at 11:00 a.m. at the Taylor County Courthouse, 108 North Jefferson Street, Perry, FL 32348 on the prescribed date.

4. Plaintiff shall advance all subsequent costs of this action and shall be reimbursed for them by the clerk if Plaintiff is not the purchaser of the property for sale, provided, however, that the purchaser of the property for sale shall be responsible for the documentary stamps payable on the certificate of title. If Plaintiff is the purchaser, the Clerk shall credit the Plaintiff's bid with the total sum with interest and costs accruing subsequent to this Judgment, or such part of it, as is necessary to pay the bid in full.

5. On filing the Certificate of Title the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's costs; second, documentary stamps affixed to the certificate; third, Plaintiff's attorneys' fees; fourth, the total sum due to Plaintiff, less the items paid, plus interest at the rate prescribed in paragraph 1 from this date to the date of the sale; and by retaining any remaining amount pending the further order this court.

6. On filing the Certificate of Sale, Defendants and all persons claiming under or against Defendants since the filing of the Notice of Lis Pendens shall be foreclosed of all estate or claim in the property, except as to claims or rights under chapter 718 or chapter 720, Florida Statutes, if any. Upon the filing of the certificate of title, the person named in the certificate of title shall be let into possession of the property. If any Defendant remains in possession of the property, the clerk shall without further order of the court issue forthwith a writ of possession upon request of the person named on the certificate of title.

7. Jurisdiction of this action is retained to enter further orders that are proper, including, without limitation, a deficiency judgment against those individuals on the Note who have not discharged this debt in Bankruptcy, orders and writs of possession, and leave to reopen case and file supplemental complaint for re-foreclosure.

#### **NOTICE**

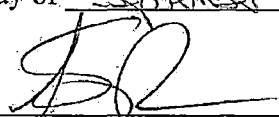
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER SALE, IF ANY, 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 TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

IF YOU ARE THE PROPERTY OWNER, AND THIS PROPERTY HAS QUALIFIED FOR THE HOMESTEAD TAX EXEMPTION IN THE MOST RECENT APPROVED TAX ROLL, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, Annie Mae Murphy, 108 North Jefferson Street, Perry, FL 32348, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT, Three Rivers Legal Services, Inc., 853 SW Sisters Welcome Road, Lake City, Florida 32056, Telephone (386) 752-5960 TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT Three Rivers Legal Services, Inc. FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

ORDERED at, Taylor County, Florida, this 8<sup>th</sup> day of September, 2021.

  
Circuit Court Judge

**CC:**

**Attorney for Plaintiff** LESLIE S. WHITE

☒ via email to: [lwhite@deanmead.com](mailto:lwhite@deanmead.com)

☒ via U.S. Mail to: LESLIE S. WHITE, Post Office Box 2346, Orlando, FL 32802-2346

**Attorney for Defendant**

☒ via email to: Shelley Hogue, Esq., [shougue@suncoast.law](mailto:shougue@suncoast.law)

**Defendant**

☒ via U.S. Mail to: 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.

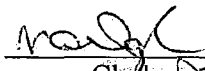
  
Clerk Judicial Assistant

Exhibit "A"

COMMENCE AT THE SW CORNER OF SECTION 33, T3S, R8E AND RUN N 88° 49' 36" E ALONG THE SECTION LINE 328.44 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POB CONTINUE N 88° 49' 36" E ALONG SAID SECTION LINE 500.00 FEET; THENCE RUN N 00° 55' 17" W 440.18 FEET; THENCE RUN S 88° 40' 16" W 500.00 FEET; THENCE RUN S 00° 55' 14" E 438.82 FEET TO THE POINT OF BEGINNING, SAID PARCEL IS LOCATED IN THE SW 1/4 OF SW 1/4 SECTION 33, T3S, R8E, TAYLOR COUNTY, FLORIDA.

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