

IN THE CIRCUIT COURT OF THE  
FOURTEENTH JUDICIAL CIRCUIT, IN AND  
FOR CALHOUN COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION

CASE NO: 2017CA000046  
DIVISION:

2017 DEC 18 PM 1:33

CALHOUN COUNTY  
FLORIDA

U.S. BANK NATIONAL ASSOCIATION, NOT  
IN ITS INDIVIDUAL CAPACITY, BUT  
SOLELY AS LEGAL TITLE TRUSTEE FOR  
BCAT 2016-18TT,  
Plaintiff,

vs.

MANDY LEE VARNUM; STUART KEITH  
VARNUM; BOBBY J. VARNUM; UNKNOWN  
SPOUSE OF BOBBY J. VARNUM N/K/A  
GAIL VARNUM; UNKNOWN TENANT IN  
POSSESSION #1 N/K/A MARY  
WHITEHEAD,  
Defendant(s).

**CLERK'S NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on 12/13/, 2017 in the above-styled cause, I will sell to the highest and best bidder for cash on February 8<sup>th</sup>, 2018 at 11:00 A.M. a.m. Central Standard Time (CST) at the front steps of the Calhoun County Courthouse, 20859 Central Ave. E., Room 130, Blountstown, FL 32424.

**COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 9 WEST, CALHOUN COUNTY, FLORIDA; THENCE RUN EAST 535.67 FEET, FOR THE POINT OF BEGINNING; THENCE NORTH 137.75 FEET; THENCE EAST 48.00 FEET; THENCE SOUTH 137.75 FEET; THENCE WEST 48.00 FEET, TO THE POINT OF BEGINNING.**

**ALSO**

**BEGIN AT THE POINT OF INTERSECTION OF THE WEST RIGHT OF WAY LINE OF SR NO. 71, WITH THE SOUTH LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 9 WEST, AND RUN WEST ALONG THE SOUTH LINE OF SAID 40 LINE, 546 FEET AND 10 INCHES TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID 40**

LINE, 300 FEET; THENCE NORTH 159 FEET; THENCE SOUTHEASTERLY 300 FEET, MORE OR LESS, TO A POINT 137 FEET 9 INCHES NORTH FROM THE POINT OF BEGINNING; THENCE SOUTH 137 FEET 9 INCHES TO THE POINT OF BEGINNING. LYING AND BEING IN CALHOUN COUNTY, FLORIDA.

BEING BETTER DESCRIBED IN SURVEY DESCRIPTION, PREPARED BY FRANK SNOWDEN, AS FOLLOWS:

COMMENCE AT A 1/2 INCH IRON ROD IN THE CENTER OF A 4 INCH SQUARE CONCRETE MONUMENT, MARKING THE NORTHWEST CORNER OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 9 WEST, CALHOUN COUNTY, FLORIDA, AND RUN THENCE SOUTH 01 DEGREE 11 MINUTES 09 SECONDS WEST, A DISTANCE OF 4012.41 FEET TO A 1/2 INCH IRON ROD AND CAP MARKED "PSM 2142" ON THE NORTHERLY MAINTAINED LINE OF J.J. YOUNG ROAD, A PAVED COUNTY ROAD; THENCE NORTH 88 DEGREES 01 MINUTE 37 SECONDS EAST ALONG SAID NORTHERLY MAINTAINED LINE, A DISTANCE OF 228.92 FEET TO A 3/4 INCH IRON PIPE AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE ALONG THE LINES OF LANDS DESCRIBED IN "PARCEL NO. II" OF OFFICIAL RECORDS BOOK 233, AT PAGE 166 OF THE PUBLIC RECORDS OF CALHOUN COUNTY, FLORIDA, AS FOLLOWS: THENCE NORTH 00 DEGREES 03 MINUTES 50 SECONDS WEST, A DISTANCE OF 137.91 FEET TO A 3/4 INCH IRON PIPE; THENCE NORTH 89 DEGREES 58 MINUTES 01 SECOND EAST, A DISTANCE OF 348.18 FEET TO A 3/4 INCH IRON PIPE; THENCE SOUTH 03 DEGREES 35 MINUTES 18 SECONDS EAST, A DISTANCE OF 146.33 FEET TO A 3/4 INCH IRON PIPE ON THE AFORESAID NORTHERLY LINE OF J.J. YOUNG ROAD; THENCE LEAVE THE LINES OF THE AFORESAID "PARCEL NO. II" AND RUN THENCE NORTH 88 DEGREES 43 MINUTES 37 SECONDS WEST ALONG THE AFORESAID NORTHERLY LINE OF J.J. YOUNG ROAD, A DISTANCE OF 357.27 FEET TO THE POINT OF BEGINNING.

Property Address: 15608 NW J J YOUNG RD, ALTHA, FL 32421

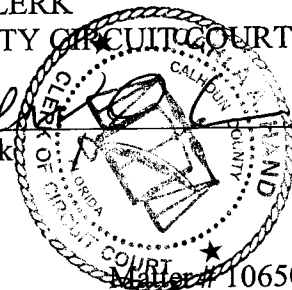
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

Dated: 12/18/17

CARLA HAND, CLERK  
CALHOUN COUNTY CIRCUIT COURT

By: *[Signature]*  
Deputy Clerk

(Court Seal)



## AMERICANS WITH DISABILITIES ACT

If you are a person with a disability who needs an accommodation in order to access court facilities or participate in a court proceeding, you are entitled, at no cost to you, to the provision of certain assistance. To request such an accommodation, please contact Court Administration at least three business days prior to the required service by using one of the following methods: Phone - (904)630-2564; Fax - (904) 630-1146; TTD/TTY - (800) 955-8770 (Florida Relay Service). E-Mail [crtintrap@coj.net](mailto:crtintrap@coj.net).

### CERTIFICATE OF SERVICE

The undersigned hereby certifies that the forgoing has been served by U.S. Mail and/ or e-mail on this 19<sup>th</sup> day of Dec., 2017 on the following:

**MICHELLE A. DELEON, ESQUIRE**  
**QUINTAIROS, PRIETO, WOOD & BOYER, P.A.**  
255 SOUTH ORANGE AVENUE, SUITE 900  
ORLANDO, FL 32801  
[SERVICECOPIES@QPWBLAW.COM](mailto:SERVICECOPIES@QPWBLAW.COM)  
ATTORNEY FOR PLAINTIFF

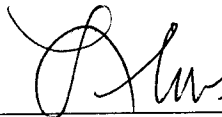
**BOBBY J. VARNUM**  
23781 NE LEONARD VARNUM RD  
ALTHA, FL 32421 3520

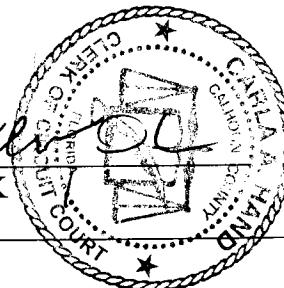
**MANDY LEE VARNUM**  
15608 NORTHWEST JJ YOUNG ROAD  
ALTHA, FL 32421

**STUART KEITH VARNUM**  
23819 NE LEONARD VARNUM RD #R  
ALTHA, FL 32421

**UNKNOWN SPOUSE OF BOBBY J. VARNUM N/K/A GAIL VARNUM**  
23781 NE LEONARD VARNUM RD  
ALTHA, FL 32421 3520

**UNKNOWN TENANT IN POSSESSION #1 N/K/A MARY WHITEHEAD**  
15608 NORTHWEST JJ YOUNG ROAD  
ALTHA, FL 32421

  
DEPUTY CLERK



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DO NOT PUBLISH ANYTHING BELOW THIS LINE

Matter # 106501

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Orlando FL 32801  
Phone: (407) 872-6011  
Email: [sales@qpwblaw.com](mailto:sales@qpwblaw.com)

Matter # 106501