

IN THE CIRCUIT COURT OF THE THIRD  
JUDICIAL CIRCUIT IN AND FOR LAFAYETTE  
COUNTY, FLORIDA

CIVIL DIVISION

CASE NO. 2018-CA-111

FIRST FINANCIAL BANK

Plaintiff,

v.

STARLING, INC.; JAMES GORDON  
STARLING; JOYCE COLLIS STARLING;  
and UNKNOWN TENANTS IN  
POSSESSION I-II;

Defendants.

STEVE LAND - CLERK  
LAFAYETTE COUNTY, FL  
2018 NOV -8 PM 12: 34  
FILED

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**NOTICE OF SALE**

Notice is hereby given that pursuant to the Final Judgment of Foreclosure entered in this cause, in the Circuit Court for Lafayette County, Florida, Steve Land, the Clerk of the Court for Lafayette County, Florida, will sell the following property situated in Lafayette County, Florida:

The West Half of the NW 1/4 of the NW 1/4 of Section 30, Township 3 South, Range 11 East, lying South of CR 251 and East of the LOP&G Railroad Right of Way (Parcel A).

Less and except:

Part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 3 South, Range 11 East Lafayette County, Florida, being more particularly described as follows: For point of reference commence at the Northwest Corner of said Section 30, thence run South 89°54'32" East along the North line of said Section 30, a distance of 510.48 feet to a Point on the easterly right-of-way line of County Road No. 251 and the Point of Beginning; thence continue South 89°54'32" East along said North Line, a distance of 141.40 feet; thence run South 0°20'09" East, a distance of 722.22 feet to the Easterly right of way line of the Live Oak, Perry and South Georgia Railroad (abandoned); thence run North 18°20'39" West along said easterly right of way line, a distance of 687.50 feet to the easterly right of way line of said County Road No. 251; thence run North 45°21'21" East along said Easterly right of way line, a distance of 99.42

feet to the point of beginning. Located in Lafayette County, and containing 1.88 acres more or less.<sup>1</sup>

Also

The East 1/2 of the NW 1/4 of the NW 1/4 of Section 30, Township 3 South, Range 11 East, lying East of the LOP&G Railroad Right of Way (Parcel B).

And also

For the Point of Beginning, commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 30, Township 3 South, Range 11 East; thence N 0°12'16" W along the West line of said section a distance of 716.52 feet; thence S 89°58'17" E a distance of 490.42 feet to the Westerly right of way line of the LOP&G Railroad; thence S 18°20'39" E along said right of way a distance of 755.00 feet to the South line of the NW 1/4 of the NW 1/4 of said section; thence N 89°58'17" W along said south line a distance of 725.48 feet to close on the Point of Beginning (Parcel C).

And

Township 3 South, Range 10 East

Section 25: The S 1/2 of the N 1/2 of NE 1/4 of said Section 25, containing 40 acres more or less.

LESS AND EXCEPT: That certain trace of land described as follows: Commence at the Southeast corner of NE 1/4 of NE 1/4 of Section 25, Township 3 South, Range 10 East, Lafayette County, Florida; thence run S 89°37'32" W along the South boundary of NE 1/4 of NE 1/4 24.85 feet to the West right-of-way line of County Road No. 251, for the Point of Beginning; thence continue S 89°37'32" W along said South boundary of NE 1/4 of NE 1/4 458.53 feet; thence N 00°12'16" W 190.00 feet; thence N 89°37'32" E 459.12 feet to the West right-of-way line of County Road No. 251; thence run S 00°01'36" E along the West right-of-way line, 190.00 feet back to the Point of Beginning. LESS AND EXCEPT existing county road right-of-way. (Parcel D)

Parcel Identification Number 25-03-10-0000-0000-00300.

And

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<sup>1</sup> The mortgage inadvertently included residential dwellings as part of parcel A and F of the mortgage. On July 7, 2018, First Financial Bank executed a partial release of mortgage to release these dwellings from the legal description.

All that tract or strip of land situate, lying and being in the NW 1/4 of the NW 1/4 of Section 30, Township 3 South, Range 11 East, Lafayette County, Florida, more particularly described as follows:

BEGINNING at the point of intersection of the center line of the abandoned track of Grantor running between Live Oak and Mayo, Florida with the southerly line of the N 1/2 SW 1/4 NW 1/4, Section 30, Township 3 South, Range 11 East, said point of intersection being 1,225 feet, more or less, Southeastwardly from, as measured along said center line, Milepost 21; thence going Northwestwardly along the center line of said abandoned track, a distance of 725 feet, more or less, as measured along said center line, to the point where said center line intersects with the dividing line between the N 1/2 SW 1/4 NW 1/4 and the NW 1/4 NW 1/4 of Section 30, being a strip of land 120 feet wide, 60 feet each side of the above described center line of said abandoned track located in the N 1/2 SW 1/4 NW 1/4, Section 30; thence continuing Northwestwardly along the center line of the abandoned track of Grantor, a distance of 1,225 feet, more or less, as measured along said center line to the point of intersection of said railroad track center line with the center line of Highway 251, being a strip of land 60 feet in width on the westerly side of the above described center line of said abandoned track located in part of the NW 1/4 NW 1/4, Section 30; said tract of land containing 3.73 acres more, or less.

Less and except all that property described above situate and lying in the N 1/2 of the SW 1/4 of the NW 1/4 Section 30, Township 3 South, Range 11 East, Lafayette County, Florida. (Parcel E).

at public sale, to the highest and best bidder, for cash, at the North Door of the Lafayette County Courthouse 120 W. Main Street, Mayo, FL 32066 at 11:00 A.M. E.T. on **January 31, 2019**.

A 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.



*Steve Rand*  
Clerk of the Circuit Court of Lafayette County

By: *Hannah Owens*  
As Deputy Clerk