

IN THE CIRCUIT COURT OF THE
EIGHTH JUDICIAL CIRCUIT, IN AND
FOR BAKER COUNTY, FLORIDA.

CASE No. 23000004CAMXAX

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK AS TRUSTEE FOR
REGISTERED HOLDERS OF CWABS, INC.,
ASSET-BACKED CERTIFICATES, SERIES 2004-
12,

PLAINTIFF,

VS.

THE UNKNOWN HEIRS, BENEFICIARIES,
DEVISEES, GRANTEES, ASSIGNORS,
CREDITORS AND TRUSTEES OF THE ESTATE
OF JOHN D. HIGGINBOTHAM III A/K/A JOHN
DAVID HIGGINBOTHAM A/K/A JOHN DAVID
HIGGINBOTHAM III (DECEASED), ET AL.

DEFENDANT(S).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated April 26, 2024, in the above action, I will sell to the highest bidder for cash at Baker County, Florida, on August 15, 2024, at 11:00 AM, at 339 E. Macclenny Ave., Room 113, Macclenny, FL 32063 for the following described property:

PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SE 1/4 OF THE SW 1/4; THENCE S 89°35'16" E., ALONG THE SOUTH LINE OF SAID SW 1/4 A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING; THENCE N 00°42'57" W, PARALLEL TO THE WEST LINE OF SAID SE 1/4 OF THE SW 1/4 A DISTANCE OF 210.04 FEET; THENCE S 89°35'16" E, PARALLEL TO THE SOUTH LINE OF SAID

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SE 1/4 OF THE SW 1/4 A DISTANCE OF 210.04 FEET; THENCE S 00°42'47" E, 210.04 FEET TO A POINT ON THE SOUTH LINE OF SAID SW 1/4; THENCE N 89°35'16" W, ALONG SAID SOUTH LINE, 210.04 FEET TO THE POINT OF BEGINNING. BAKER COUNTY, FLORIDA. CONTAINS 1.01 ACRES, MORE OR LESS. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 210 FEET OF THE WEST 30 FEET OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA.

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 before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

Clerk of the Circuit Court

Date:

06/27/2024

Mitchell Conroy

Deputy Clerk of the Court



Prepared by:
Tromberg, Morris & Partners, PLLC
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441

Please furnish copy to Newspaper:

The Baker County Press
PO Box 598
104 South 5th St.

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Macclenny, FL 32063
office@bakercountypress.com

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 ADA Coordinator at 352-337-6237 or at ada@circuit8.org, Alachua County Courthouse, 201 E. University Avenue, Room 410, Gainesville, FL 32601 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.