

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

Cardinal Financial Company, Limited Partnership,

GENERAL JURISDICTION DIVISION

Plaintiff,

Case No. 23000130CAMXAX

vs.

Denny R. Swain, Jr. a/k/a Denny Swain; Debra Swain,

Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23000130CAMXAX of the Circuit Court of the EIGHTH Judicial Circuit, in and for Baker County, Florida, wherein Cardinal Financial Company, Limited Partnership is the Plaintiff and Denny R. Swain, Jr. a/k/a Denny Swain; Debra Swain are the Defendants, that I will sell to the highest and best bidder for cash at, the east door of the courthouse at 339 E. Macclenny Ave, Macclenny, FL 32063, beginning at 11:00a.m. on the January 16, 2025, the following described property as set forth in said Final Judgment, to wit:

ALL THAT CERTAIN LAND SITUATED IN COUNTY OF BAKER, STATE OF FLORIDA, VIZ:

PART OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 00 DEGREES 10 MINUTES 54 SECONDS EAST, ON THE EAST LINE OF SAID SECTION 16, A DISTANCE OF 2,267.22 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 29 SECONDS WEST, A DISTANCE OF 341.67 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WEST LINE OF A 60 FOOT RIGHT-OF-WAY; THENCE CONTINUE SOUTH 89 DEGREES 18 MINUTES 29 SECONDS WEST, A DISTANCE OF 1,976.81 FEET; THENCE NORTH 47 DEGREES 06 MINUTES 30 SECONDS EAST, A DISTANCE OF 470.0 FEET THENCE NORTH 89 DEGREES 18 MINUTES 29 SECONDS EAST, A DISTANCE OF 1,638.48 FEET TO A POINT ON THE SAID WEST LINE OF A 60 FOOT RIGHT-OF-WAY; THENCE SOUTH 01 DEGREES 05 MINUTES 35 SECONDS WEST ON SAID WEST LINE, A DISTANCE OF 315.75 FEET TO THE POINT OF BEGINNING.

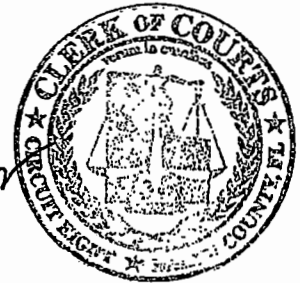
TAX ID: 16-2S-21-0107-0000-0270

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.

Dated this 03 day of September, 2024.

Stacie D. Harvey
As Clerk of the Court

By: Mitchell Carter
As Deputy Clerk



PUBLISH IN: THE BAKER COUNTY PRESS

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 the ADA Coordinator, Alachua County Courthouse, 201 East University Ave., Gainesville, FL 32601 at (352) 337-6237 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.

Furnish Copies to:

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