

CASE NO.: 23-CA-000007

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICES, Plaintiff,

vs.

VIBOL TOR, et al., Defendants.

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN that Stacie D. Harvey, Clerk of the Circuit Court of Baker County, Florida, will on February 26, 2026, at 11:00 a.m. ET, at the East Door of the Baker County Courthouse, 339 E. Macclenny Avenue, Macclenny, FL 32063 in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Baker County, Florida, to wit:

A PARCEL OF LAND LYING IN AND BEING PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 22 EAST, BAKER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00 DEGREES, 46 MINUTES, 03 SECONDS WEST 355.0 FEET TO A POINT IN THE NORTH LINE OF A 50 FOOT RIGHT OF WAY FOR INGRESS AND EGRESS; THENCE NORTH 87 DEGREES, 54 MINUTES, 00 SECONDS WEST AND ALONG SAID RIGHT OF WAY 125.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87 DEGREES, 54 MINUTES, 00 SECONDS WEST AND ALONG SAID RIGHT OF WAY LINE 125.0 FEET; THENCE NORTH 00 DEGREES, 46 MINUTES, 03 SECONDS WEST 304.72 FEET; THENCE SOUTH 87 DEGREES, 56 MINUTES, 03 SECONDS EAST 125.0 FEET; THENCE SOUTH 00 DEGREES, 46 MINUTES, 03 SECONDS EAST 304.81 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS: 6069 ADAMS ROAD, MACCLENNY, FL 32063

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

Under the Americans with Disabilities Act, if you are a person with a disability who needs any accommodation in order to participate in a proceeding, you are entitled to be provided with certain assistance at no cost to you. Please contact the ADA Coordinator, Alachua County Family and Civil Justice Center, 201 East University Avenue, Gainesville, FL 32601 (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 1-800-955-8770 via Florida Relay Service.

WITNESS my hand and official seal of this Honorable Court this 16th day of January, 2026.

Stacie D. Harvey, Clerk of the Circuit Court

By: Peyton Quaalter, Deputy Clerk

Tiffany & Bosco, P.A., 1201 S. Orlando Ave., Suite 430, Winter Park, FL 32789

1/22-29c

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AFFIDAVIT OF PUBLICATION STATE OF FLORIDA COUNTY OF BAKER

Before the undersigned the authority personally appeared Jessica Prevatt, who on oath says that he/she is an employee of The Baker County Press, a weekly newspaper published at Macclenny, in Baker County, Florida; that the attached copy of the advertisement, being a Notice of Sale in the matter of Newrez LLC vs. Vibol Tor in the Baker Court, was published on the publicly accessible website www.floridapublicnotices.com and www.bakercountypress.com of Baker County, Florida, or in a newspaper by print in the issues of January 22 & 29, 2026.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Signature of Affiant

Sworn to and subscribed before me this 29th day of January, 2026.

personally known to me or who has produced as identification.

Signature of Notary

Camille FitzPatrick, Notary

