IN THE CIRCUIT COURT OF THE EIGHTH JUDICIAL CIRCUIT IN AND FOR BAKER COUNTY, FLORIDA CIVIL DIVISION
CASE NO. 24000071CAMXAX

LOANDEPOT.COM, LLC,
Plaintiff,
vs.
LILIAN MICHELLE CANIZALEZ VIVAS; MAIRIBETH COLON RODRIGUEZ; LAKES AT WOODLAWN HOMEOWNERS ASSOCIATION, INC.; CASTLE CREDIT CO HOLDINGS, LLC; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,
Defendant(s).

NOTICE OF FORECLOSURE SALE

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed February 20, 2026 and entered in Case No. 24000071CAMXAX, of the Circuit Court of the 8th Judicial Circuit in and for BAKER County, Florida, wherein LOANDEPOT.COM, LLC is Plaintiff and LILIAN MICHELLE CANIZALEZ VIVAS; MAIRIBETH COLON RODRIGUEZ; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; LAKES AT WOODLAWN HOMEOWNERS ASSOCIATION, INC.; CASTLE CREDIT CO HOLDINGS, LLC; are defendants. STACIE D. HARVEY, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash AT THE EAST DOOR OF THE COURTHOUSE, at 339 EAST MACCLENNY AVENUE, MACCLENNY in BAKER County, FLORIDA 32063, at 11:00 A.M., on April 30, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 82, LAKES AT WOODLAWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGES 26 THROUGH 30, INCLUSIVE, OF THE PUBLIC RECORDS OF 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.

Dated this 1st day of April, 2026.
Stacie D. Harvey
As Clerk of said Court

By: Melissa Sanders
As Deputy Clerk

This notice is provided pursuant to Administrative Order No.2.065. In accordance with the Americans with Disabilities Act, 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 provisions of certain assistance. Please contact the Court Administrator at 339 East MacClenny Avenue, 1st Floor, MacClenny, FL 32063, Phone No. (904) 259-8113 within 2 working days of your receipt of this notice or pleading; if you are hearing impaired, call 1-800-955-8771 (TDD); if you are voice impaired, call 1-800-995-8770 (V) (Via Florida Relay Services).

Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
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Designated service email:
notice@kahaneandassociates.com

4/9-16c

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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 Foreclosure Sale in the matter of Loandepot.com, LLC vs. Lilian Michelle Canizalez Vivas 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 April 9 & 16, 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 16th day of April, 2026.

☑ personally known to me or who has produced _____ as identification.

Signature of Notary

Camille FitzPatrick, Notary