

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

CASE NO: 2018CA00007 *2*  
DIVISION:

FIRST FEDERAL BANK OF FLORIDA,  
Plaintiff,

vs.

DAVID E. CARLSON; et al.  
Defendant(s).

---

**NOTICE OF SALE**

NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on December 10, 2019, 2018 in the above-styled cause, I will sell to the highest and best bidder for cash on March 21, 2019 at 11:00 a.m., at the front steps of the Baker County Courthouse, 339 E. Macclenny Ave., Macclenny, FL 32063.

**PARCEL 1:**

**A PARCEL OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, IN BAKER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, AND RUN THENCE SOUTH 0°25'12" WEST, ALONG THE WESTERLY BOUNDARY OF SAID NORTHEAST 1/4, A DISTANCE OF 308.83 FEET; THENCE SOUTH 89°34'48" EAST, A DISTANCE OF 187.5 FEET; THENCE NORTH 0°25'12" EAST, A DISTANCE OF 311.51**

Matter # 117087

FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH 89°36' WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 187.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

**A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF INGRESS AND EGRESS IN, UPON AND THROUGH THE FOLLOWING DESCRIBED LAND IN BAKER COUNTY, FLORIDA:**

**A PART OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY, FLORIDA, AND THENCE RUN NORTH 89°36'00" EAST, A DISTANCE OF 187.5 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE NORTH 89°36'00" EAST, A DISTANCE OF 187.5 FEET TO THE WEST LINE OF A COUNTY GRADED ROAD AND THE TERMINUS OF THE SAID EASEMENT. THE EASEMENT RUNS ALONG AND 30 FEET SOUTH OF THE AFOREMENTIONED LINE.**

**PARCEL 2:**

**A PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 21 EAST, BAKER COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, AND THENCE RUN NORTH 0°04'12" EAST ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 32.82 FEET TO THE SOUTH LINE OF ODIS YARBOROUGH ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE RUN NORTH 87°28'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 187.95 FEET; THENCE RUN SOUTH 0°07'48" WEST, NOW DEPARTING FROM THE SAID RIGHT-OF-WAY, A DISTANCE OF 37.32 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTH 88°50'49" WEST ALONG SAID SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 187.76 FEET (ACTUAL) 187.50 FEET (RECORD) TO THE POINT OF BEGINNING.**

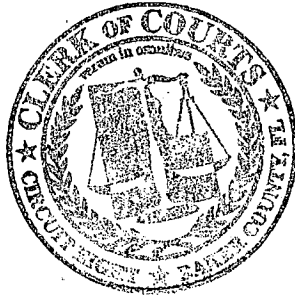
Property Address: 7022 ODIS YARBOROUGH RD, GLEN SAINT MARY, FL 32040

Matter # 117087

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 WITHIN 60 DAYS AFTER THE SALE.

Dated: December 19, 2018

STACIE D. HARVEY, CLERK  
BAKER COUNTY CIRCUIT COURT



(Court Seal)

By: Ima Carrington  
Deputy Clerk

### 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 the provision of certain assistance. Persons with a disability who need any accommodation in order to participate should call Jan Phillips, ADA Coordinator, Alachua County Courthouse, 201 E. University Ave., Gainesville, FL 32601 at (352) 337-6237 within two (2) working days of your receipt of this notice; if you are hearing impaired call (800) 955-8771; if you are voice impaired, call (800) 955-8770.

### CERTIFICATE OF SERVICE

The undersigned hereby certifies that the forgoing has been served by U.S. Mail and/or e-mail on this 19<sup>th</sup> day of December, 2018 on the following:

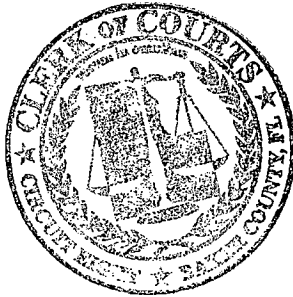
**MICHELLE A. DELEON, ESQUIRE**  
**QUINTAIROS, PRIETO, WOOD & BOYER, P.A.**  
255 SOUTH ORANGE AVENUE, SUITE 900  
ORLANDO, FL 32801  
SERVICECOPIES@QPWBLAW.COM  
ATTORNEY FOR PLAINTIFF

Matter # 117087

**DAVID E. CARLSON**  
1684 HOLLOW GLEN DR  
MIDDLEBURG, FL 32068

**UNKNOWN TENANT IN POSSESSION 1 N/K/A TINA COPELAND**  
7022 ODIS YARBOROUGH ROAD  
GLEN SAINT MARY, FL 32040

**UNKNOWN TENANT IN POSSESSION 2**  
7022 ODIS YARBOROUGH ROAD  
GLEN SAINT MARY, FL 32040



*Tina Carrington*  
DEPUTY CLERK

---

DO NOT PUBLISH ANYTHING BELOW THIS LINE

Sent for advertising to:

The Baker County Press  
Attn: Legal Advertising  
104 S. 5TH STREET  
MACCLENNY, FL 32063  
[classifieds@bakercountypress.com](mailto:classifieds@bakercountypress.com)

Billing Information:

Quintairos, Prieto, Wood & Boyer, P.A.  
Attn: Sale Department  
255 South Orange Ave, Suite 900  
Orlando FL 32801  
Phone: (407) 872-6011  
Email: [sales@qpwblaw.com](mailto:sales@qpwblaw.com)

Matter # 117087