

21ST MORTGAGE CORPORATION,
Plaintiff,

vs.

TAMMY DUNKIN BRANSFORD; UNKNOWN
SPOUSE OF TAMMY DUNKIN BRANSFORD;
WEST GLEN ESTATES OWNERS ASSOCIA-
TION, INC., and UNKNOWN TENANT,
Defendant.

PRESS

Published Weekly
Macclenny, Florida

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
21st Mortgage Corporation vs. Tammy Dunkin Bransford 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
February 26 & March 5, 2026.

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

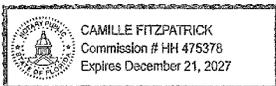
Jessica Prevatt
Signature of Affiant

Sworn to and subscribed before me this 5th day of
March, 2026.

personally known to me or who has produced
as identification.

Camille FitzPatrick
Signature of Notary

Camille FitzPatrick, Notary



NOTICE OF SALE

NOTICE IS GIVEN pursuant to a Final
Judgment dated February 17, 2025 entered
in Case No. 2025-CA-00011, of the Cir-
cuit Court in and for Baker County, Florida,
wherein TAMMY DUNKIN BRANSFORD is the
Defendant, that Stacie D. Harvey, the Clerk of
the Circuit Court & Comptroller, will sell to the
highest and best bidder for cash, at the Clerk
of the Circuit Court, in the foyer of the Baker
County Courthouse, Room #13, 339 E. Mac-
clenny Ave., Macclenny, FL 32063 on APRIL
20, 2026, beginning at 10:00 a.m., on the
prescribed date, the following described real
property as set forth in the Final Judgment:

PART OF THE SOUTHWEST 1/4
OF SECTION 20, TOWNSHIP 2
SOUTH, RANGE 21 EAST, BAKER
COUNTY, FLORIDA, MORE PAR-
TICULARLY DESCRIBED AS FOL-
LOWS:

COMMENCE AT A CONCRETE
MONUMENT BY ST. BESS, MARK-
ING THE NORTHWEST CORNER
OF THE SOUTHWEST 1/4 OF SEC-
TION 20, TOWNSHIP 2 SOUTH,
RANGE 21 EAST, BAKER COUNTY,
FLORIDA, AND BEING ALSO THE
MONUMENTED NORTHWEST
CORNER OF LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK
2005, PAGE 3034 OF THE OF-
FICIAL RECORDS OF BAKER
COUNTY, FLORIDA; THENCE
NORTH 87°58'41" EAST, ALONG
THE MONUMENTED NORTH LINE
OF SAID SOUTHWEST 1/4, A DIS-
TANCE OF 915.93 FEET TO A 5/8"
IRON ROD, LB 6995, MARKING
THE NORTHEAST CORNER OF
SAID LANDS DESCRIBED IN OF-
FICIAL RECORDS BOOK 2005,
PAGE 3034, AND THE POINT
OF BEGINNING OF THE HEREIN
DESCRIBED LANDS; THENCE
SOUTH 01°43'16" EAST, ALONG
THE MONUMENTED EAST LINE
OF SAID LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 2005,
PAGE 3034, A DISTANCE OF
690.22 FEET TO A 5/8" IRON ROD
ON THE MONUMENTED NORTH
RIGHT OF WAY LINE OF COW PEN
ROAD, A PUBLIC RIGHT OF WAY,
THENCE NORTH 56°57'33" EAST,
ALONG SAID RIGHT OF WAY LINE,
124.80 FEET TO A 5/8" IRON
ROD, LS 4708, MARKING THE
POINT OF CURVE OF A CURVE
CONCAVE NORTHERLY AND
HAVING A RADIUS OF 760.00
FEET AND A CENTRAL ANGLE
OF 06°20'54" AND BEING SUB-
TENDED BY A CHORD HAVING A
BEARING OF NORTH 53°47'06"
EAST, AND A CHORD LENGTH OF
84.16 FEET; THENCE EASTERLY
ALONG THE ARC OF SAID CURVE
AN ARC DISTANCE OF 84.21
FEET TO A 5/8" IRON ROD, LS
4708, MARKING THE POINT OF
REVERSE CURVE WITH A CURVE
CONCAVE SOUTHERLY AND
HAVING A RADIUS OF 1282.49
FEET AND A CENTRAL ANGLE
OF 13°02'11" AND BEING SUB-
TENDED BY A CHORD HAVING A
BEARING OF NORTH 57°08'15"
EAST, AND A CHORD LENGTH
OF 391.54 FEET; THENCE EAS-
TERLY ALONG THE ARC OF SAID
CURVE AN ARC DISTANCE OF
292.18 FEET TO A 5/8" IRON ROD,
LS 4708, MARKING THE POINT
OF TANGENCY OF SAID CURVE;
THENCE NORTH 63°39'50" EAST,
STILL ALONG SAID RIGHT OF WAY
LINE, 945.08 FEET TO A CON-
CRETE MONUMENT, LB 6995, ON
THE WESTERLY RIGHT OF WAY
LINE OF SAID COW PEN ROAD;
THENCE NORTH 08°21'55" EAST,
ALONG SAID WESTERLY RIGHT OF
WAY LINE, 40.56 FEET TO A CON-
CRETE MONUMENT, LB 6995, ON
THE AFOREMENTIONED NORTH
LINE OF THE SOUTHWEST 1/4;
THENCE SOUTH 87°58'41" WEST,
1291.83 FEET TO THE POINT OF
BEGINNING.

TOGETHER WITH A 2023 LIVE
OAK MODEL 76X32 MANUFAC-
TURED HOME BEARING SERIAL
NO'S: L0HGAT0023367A AND
L0HGAT0023367B.

NOTICE IF YOU ARE A PERSON CLAIM-
ING A RIGHT TO FUNDS REMAINING AFTER
THE SALE, YOU MUST FILE A CLAIM WITH
THE CLERK NO LATER THAN THE DATE THAT
THE CLERK REPORTS THE FUNDS AS UN-
CLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU
WILL NOT BE ENTITLED TO ANY REMAINING
FUNDS. AFTER THE FUNDS ARE REPORTED
AS UNCLAIMED, ONLY THE OWNER OF RE-
CORD AS OF THE DATE OF THE LIS PENDENS
MAY CLAIM THE SURPLUS.

Dated this February 24, 2026.

Stacie D. Harvey
As Clerk of Circuit Court
By: Melissa Sanders
As Deputy Clerk

NOTICE If you are a person with a disabili-
ty 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 Baker
County Courthouse, 339 E. Macclenny
Ave., Macclenny, FL 32063 and whose
number is 904-251-2222, at least 10 days
before the hearing or you will not be
entitled to any accommodations. If you
are hearing or voice impaired, call 1-800-955-8711.

Leslie S. White, Esq.
Deam Mead
420 S Orange Ave #700
Orlando, FL 32801
407-841-1200
2/26-35c