

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT I, Ric L. Bradshaw, Sheriff of Palm Beach County, Florida, by virtue of a **Writ of Execution, Case # COCE 13-012481**, issued out of the County Court in and for BROWARD County, Florida on the 22nd day of November, 2023 in that certain cause wherein, STEVEN A. SMILACK, P.A., Plaintiff and EDMUND DEVEAUX, INDIVIDUALLY, CARL DEVEAUX, INDIVIDUALLY, & DEVLAND SITE, INC., A FLORIDA CORP., Defendants, and on the 1st day of May, 2024 on behalf of the Plaintiff, STEVEN A. SMILACK, P.A., have made levy upon the following described property:

All rights, title and interest of EDMUND DEVEAUX, the within named defendant, to wit:

LOT 11 AND 12, BLOCK 13, ADDITION NORTH 1 TO THE TOWNSHIP OF LAKE WORTH ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, PLAT BOOK 5, PAGES 629.

The property may be seen prior to the sale at 711 S PALM WAY LAKE WORTH BEACH, FL 33460. Images of the property will be available on the Palm Beach County Sheriff's website at <https://www.pbso.org/inside-pbso/law-enforcement/court-services-division/sheriffs-sale>. Further I shall offer this property for sale **"AS IS"**, **"WHERE IS"**, AND **"SUBJECT"** to all prior liens and encumbrances, if any, and without recourse on **Tuesday the 25th day of June, 2024**, from 10:00 a.m. to 1:00 pm online at <https://www.Bid4Assets.com/pbsosheriffsales> and will sell to the highest CASH BIDDER FOR CASH IN HAND, all rights, title and interest of said defendant, EDMUND DEVEAUX in said property. Bidders need to be registered at least one hour prior to the start of the sale. By the close of the next business day after the auction, the purchaser shall pay the exact amount of the balance due. A \$35 per asset processing fee will be assessed by Bid4Assets. Release of Property form will be provided by email upon receipt of sale proceeds from Bid4Assets which will take approximately 5 to 6 business days. Please visit <https://www.Bid4Assets.com/pbsosheriffsales> to review the full Conditions of Sale. Failure to comply with the Conditions of Sale shall result in a default and forfeiture of sale. At my discretion I reserve the right to withdraw from sale all or part of the property. Dated at West Palm Beach, Florida, this 1st day of May, A.D., 2024.

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5/22/2024
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Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division