

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 # 50-2017-CA-004043-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 8th day of August, 2023 in that certain cause wherein, ATLAS RESOURCE CONSULTING, LLC, Plaintiff and VINCENT GARZA AND CELIA GARZA, Defendants, and on the 26th day of October, 2023 on behalf of the Plaintiff, ATLAS RESOURCE CONSULTING, LLC, have made levy upon the following described property:

All rights, title and interest of VINCENT GARZA AKA VICENTE GARZA AND CELIA GARZA AKA CELIA FLORES GARZA, the within named defendants, to wit:

CONDOMINIUM PARCEL B, BUILDING 5, CRESTHAVEN VILLAS NO. 33 CONDOMINIUM, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2292, PAGE 1109, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

The property may be seen prior to the sale at 2551 EMORY DRIVE W APT B WEST PALM BEACH, FL 33415. Images of the property will be available on the Palm Beach County Sheriff's website at <https://www.pbso.org/insidepbso/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 **Thursday the 14th day of December, 2023**, from 10:00 a.m. to 1:00 pm online at Bid4Assets.com/palmbeachflsheriffsales and will sell to the highest CASH BIDDER FOR CASH IN HAND, all rights, title and interest of said defendants, VINCENT GARZA AKA VICENTE GARZA AND CELIA GARZA AKA CELIA FLORES GARZA 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 Bid4Assets.com/palmbeachflsheriffsales 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 26th day of October, A.D., 2023.

PUBLISH: Palm Beach Daily Business Review
11/13/2023
11/20/2023
11/27/2023
12/4/2023

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____ D/S
Jason Kaufman
Civil Process / Fugitive Warrants Division