

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 # 15-006389 (12)**, issued out of the Circuit Court in and for BROWARD County, Florida on the 8th day of June, 2023 in that certain cause wherein, MALKIT S. SAPPAL, Plaintiff and RUBY JOHNSON, Defendant, and on the 2nd day of August, 2023 on behalf of the Plaintiff, MALKIT S. SAPPAL, have made levy upon the following described property:

All rights, title and interest of RUBY JOHNSON, the within named defendant, to wit:

PARCEL 1 (LEASEHOLD INTEREST): LEASEHOLD INTEREST IN APARTMENT 3-308 OF AMBASSADORS V-NORTH, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2354, PAGE 1005, WHICH HAS BEEN ESTABLISHED UPON THE LEASEHOLD ESTATE DESCRIBED IN THE GROUND LEASE AGREEMENT DATED 9TH DAY OF AUGUST, 1973, RECORDED IN O.R. BOOK 2204, PAGE 1514, AND AMENDMENT THERETO RECORDED IN O.R. BOOK 2379, PAGE 153, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND,

PARCEL 2 (FEE SIMPLE INTEREST): AN UNDIVIDED 1/220TH FRACTIONAL INTEREST IN AND TO THE FOLLOWING DESCRIBED LAND: THE SOUTH 344.37 FEET OF THE NORTH 2944.37 FEET OF SECTION 33, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, AND WEST OF THE WATERS OF THE ATLANTIC OCEAN, LESS OF THE FOLLOWING DESCRIBED PORTION OF LAND: BEGIN AT A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND A LINE 2944.37 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 33, THENCE RUN ON AN ASSUMED BEARING OF EAST 195.80 FEET ALONG SAID PARALLEL LINE TO A POINT: THENCE RUN SOUTH 28.50 FEET TO A POINT; THENCE RUN WEST 196.71 FEET ALONG A LINE 2972.87 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF SECTION 33, TO A POINT OF SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, SAID POINT ALSO BEING A POINT ON CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 19048.6, A CENTRAL ANGLE OF 0.05'09" AND A CHORD BEARING OF NORTH 01.52'00" EAST; THENCE RUN NORTHERLY 28.52 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF BEGINNING.

The property may be seen prior to the sale at 3215 S OCEAN BOULEVARD APT 308 BOCA RATON, FL

33487. 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 **Tuesday the 19th day of September, 2023, from 10:00 a.m. to 1:00 pm**

online at [Bid4Assets.com/palmbeachflsheriffsales](https://www.bid4assets.com/palmbeachflsheriffsales) and will sell to the highest bidder all rights, title

and interest of said defendant, RUBY JOHNSON 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 2nd day of August, A.D., 2023.

PUBLISH: Palm Beach Daily Business Review
8/18/2023
8/25/2023
9/1/2023
9/8/2023

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

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