

## 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 # 50-2022-CA-000510-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 19th day of July, 2023 in that certain cause wherein, SHENTEL INVESTMENTS, LLC, Plaintiff and OCEAN BLEU DEVELOPMENT, LLC, and M4 VENTURES, LLC, Defendants, and on the 7th day of August, 2023 on behalf of the Plaintiff, SHENTEL INVESTMENTS, LLC, have made levy upon the following described property:

All rights, title and interest of OCEAN BLEU DEVELOPMENT, LLC, and M4 Ventures, LLC, the within named defendants , to wit:

LOT 13, BLOCK 3 OF WASHINGTON HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

The property may be seen prior to the sale at 907 21ST STREET WEST PALM BEACH, FL 33407. 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 **Friday the 22nd day of September, 2023**, from 10:00 a.m. to 1:00 pm online at [Bid4Assets.com/palmbeachflsheriffsales](https://Bid4Assets.com/palmbeachflsheriffsales) and will sell to the highest CASH BIDDER FOR CASH IN HAND, all rights, title and interest of said defendants, OCEAN BLEU DEVELOPMENT, LLC, and M4 VENTURES, LLC 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](https://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 7th day of August, A.D., 2023.

**PUBLISH: Palm Beach Daily Business Review**  
**8/23/2023**  
**8/30/2023**  
**9/6/2023**  
**9/13/2023**

**Ric L. Bradshaw, Sheriff**  
**PALM BEACH COUNTY, FLORIDA**

**BY: \_\_\_\_\_ D/S**  
**Jason Kaufman**  
**Civil Process / Fugitive Warrants Division**