

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 # 50-2023-CA-015079-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 3rd day of January, 2024 in that certain cause wherein, COMERICA BANK, Plaintiff and JOHN TODD BLANCHARD, Defendant, and on the 7th day of February, 2024 on behalf of the Plaintiff, COMERICA BANK, have made levy upon the following described property:

All rights, title and interest of JOHN TODD BLANCHARD AKA JOHN T. BLANCHARD, the within named defendant, to wit:

UNIT NO. 909, OCEAN TRAIL IV, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3857, PAGE 348, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

The property may be seen prior to the sale at 400 OCEAN TRAIL WAY #909 JUPITER, FL 33477. 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 26th day of March, 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, JOHN TODD BLANCHARD AKA JOHN T. BLANCHARD 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 7th day of February, A.D., 2024.

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Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division