

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-CC-015522-XXXX-MB**, issued out of the County Court in and for PALM BEACH County, Florida on the 2nd day of April, 2024 in that certain cause wherein, TBF FINANCIAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, Plaintiff and HILL TOP MISSIONARY BAPTIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, Defendant, and on the 4th day of June, 2024 on behalf of the Plaintiff, TBF FINANCIAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, have made levy upon the following described property:

All rights, title and interest of HILL TOP MISSIONARY BAPTIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, the within named defendant, to wit:

LOTS 13, 18, 19 AND 40 IN BLOCK 3 IN LAURAVILLE, A SUBDIVISION IN THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 7 AT PAGE 48.

AND

AMENDED PLAT OF LAURAVILLE, LOTS 41 AND 42, BLOCK 3, A SUBDIVISION OF THE CITY OF RIVIERA BEACH, FLORIDA, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK OF CIRCUIT COURT, IN AND FOR PALM BEACH COUNTY, FLORIDA.

The property may be seen prior to the sale at 1273 W 30TH STREET RIVIERA BEACH, FL 33404. 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 30th day of July, 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, HILL TOP MISSIONARY BAPTIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION 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 4th day of June, A.D., 2024.

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6/24/2024
7/1/2024
7/8/2024
7/15/2024

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division