

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 # 2023-CC-000757**, issued out of the County Court in and for PALM BEACH County, Florida on the 10th day of May, 2024 in that certain cause wherein, ALYSSA DURIVOU, Plaintiff and GARY GOYKHAM AND ASHLEY VANCE, Defendants, and on the 23rd day of July, 2024 on behalf of the Plaintiff, ALYSSA DURIVOU, have made levy upon the following described property:

All rights, title and interest of GARY GOYKHAM A/K/A GARI GOYKHAM, the within named defendant, to wit:

LOT 1, BLOCK 12, HYPOLUXO VILLAGE PLAT NO. 1 UNRECORDED, MORE PARTICULARLY DESCRIBED AS: THE NORTH 125 FEET OF THE SOUTH 1555 FEET OF THE WEST 100 FEET OF THE EAST 150 FEET OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 25 FEET THEREOF.

The property may be seen prior to the sale at 3020 TROPICAL TRAIL LAKE WORTH, FL 33462. 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 17th day of September, 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, GARY GOYKHAM A/K/A GARI GOYKHAM 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 23rd day of July, A.D., 2024.

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8/8/2024
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Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division