

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-001671-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 23rd day of June, 2025 in that certain cause wherein, WRAP AND POUR, LLC, Plaintiff and E AND P PROPERTY INVESTMENTS II, LLC, Defendant, and on the 4th day of August, 2025 on behalf of the Plaintiff, WRAP AND POUR, LLC, have made levy upon the following described property:

All rights, title and interest of E AND P PROPERTY INVESTMENTS II, LLC, the within named defendant, to wit:

LOTS 1 THROUGH 8, INCLUSIVE, BLOCK 7, COLONIAL ESTATES AS RECORDED IN PLAT BOOK 9, PAGE 12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS THE EAST 10 FEET THEREOF FOR ROAD RIGHT OF WAY.

The property may be seen prior to the sale at 5601 S DIXIE HIGHWAY WEST PALM BEACH, FL 33405. 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 September, 2025**, 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, E AND P PROPERTY INVESTMENTS II, 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 <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 August, A.D., 2025.

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8/27/2025
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Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division