

## 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 # 2025-001847-CA**, issued out of the Circuit Court in and for MIAMI-DADE County, Florida on the 6th day of June, 2025 in that certain cause wherein, DEMETRIOS KASTANIS, Plaintiff and SOUTH BAY PARNASSA LLC AND SOUTH BAY 1050, LLC, Defendant, and on the 15th day of July, 2025 on behalf of the Plaintiff, DEMETRIOS KASTANIS, have made levy upon the following described property:

All rights, title and interest of SOUTH BAY 1050, LLC, the within named defendant, to wit:

LOTS 25, 26 AND 37, OF CROSBY SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

The property may be seen prior to the sale at 1050 PALM BEACH ROAD SOUTH BAY, FL 33493. 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 **Friday the 29th day of August, 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, SOUTH BAY 1050, 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 15th day of July, A.D., 2025.

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7/30/2025  
8/6/2025  
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**Ric L. Bradshaw, Sheriff**  
**PALM BEACH COUNTY, FLORIDA**

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