

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 # 50-2025-CA-011010-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 3rd day of November, 2025 in that certain cause wherein, THUY VAN PHAM, Plaintiff and ANDREW LUCHEY, Defendant, and on the 24th day of February, 2026 on behalf of the Plaintiff, THUY VAN PHAM, have made levy upon the following described property:

All rights, title and interest of ANDREW LUCHEY AKA ANDREW LUCHEY JR., the within named defendant, to wit:

LOT 21, LINCOLN ATLANTIC PARK GARDENS, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF COURT OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 23, PAGE 226.

The property may be seen prior to the sale at 132 SW 13TH AVENUE DELRAY BEACH, FL 33444. 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 14th day of April, 2026**, 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, ANDREW LUCHEY AKA ANDREW LUCHEY JR. 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 24th day of February, A.D., 2026.

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Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division