

## 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 # CACE-18-027142 (12)**, issued out of the Circuit Court in and for BROWARD County, Florida on the 12th day of May, 2023 in that certain cause wherein, CRAIG LANHMAN, Plaintiff and PAYTON ROOFING, INC., A FLORIDA CORPORATION AND TIMOTHY PAYTON, Defendant, and on the 13th day of June, 2023 on behalf of the Plaintiff, CRAIG LANHMAN, have made levy upon the following described property:

All rights, title and interest of PAYTON ROOFING, INC., A FLORIDA CORPORATION AND TIMOTHY PAYTON, the within named defendant, to wit:

TRACT 314:

THE NORTH 247.9 FEET OF THE SOUTH 3142.7 FEET OF THE EAST 209.6 FEET OF THE WEST 3319 FEET OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 40 EAST, PALM BEACH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR ROAD AND DRAINAGE PURPOSES TO INDIAN TRAIL WATER CONTROL DISTRICT OVER THE SOUTH 40 FEET.

The property may be seen prior to the sale at 17415 ORANGE GROVE BLVD LOXAHATCHEE, FL 33470. Images of the property will be available on the Palm Beach County Sheriff's website at <https://www.pbso.org/insidepbso/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 28th day of July, 2023, from 10:00 a.m. to 1:00 pm online at [Bid4Assets.com/palmbeachflsheriffsales](https://Bid4Assets.com/palmbeachflsheriffsales), and will sell to the highest CASH BIDDER FOR CASH IN HAND, all rights, title and interest of said defendant, TIMOTHY PAYTON** 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 accessed 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 [Bid4Assets.com/palmbeachflsheriffsales](https://Bid4Assets.com/palmbeachflsheriffsales) 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 13th day of June, A.D., 2023.

**PUBLISH: Palm Beach Daily Business Review**  
**6/28/2023**  
**7/5/2023**  
**7/12/2023**  
**7/19/2023**

**Ric L. Bradshaw, Sheriff**  
**PALM BEACH COUNTY, FLORIDA**

**BY: \_\_\_\_\_ D/S**  
**Shirley Loidor**  
**Court Services Bureau**