

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 # 50-2017-CA-004961-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 7th day of March, 2024 in that certain cause wherein, **BRIAN TAYLOR**, Plaintiff and **AARON S COCUZZO AND ANGELA CLARA GAUTHIER**, Defendants, and on the 3rd day of April, 2024 on behalf of the Plaintiff, **BRIAN TAYLOR**, have made levy upon the following described property:

All rights, title and interest of **AARON S COCUZZO AND ANGELA CLARA GAUTHIER**, the within named defendants, to wit:

LOT 21, BLOCK 82-A, REPLAT OF A PORTION OF VILLAGE OF PALM SPRINGS PLAT NO. 8, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 26, PAGE 116.

The property may be seen prior to the sale at 63 ANDROS ROAD PALM SPRINGS, FL 33461. 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 **Wednesday the 29th day of May, 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 defendants, **AARON S COCUZZO AND ANGELA CLARA GAUTHIER** 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 3rd day of April, A.D., 2024.

PUBLISH: Sun Sentinel Media Group
4/29/2024
5/6/2024
5/13/2024
5/20/2024

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division