

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 # 50-2022-CA-006483-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 6th day of September, 2023 in that certain cause wherein, RIVERWALK HOMEOWNERS ASSOCIATION INC, Plaintiff and ALEXANDER ANKUDINOV, ALEKSEI NIKIFOROV, MARIA NIKIFOROV, Defendants, and on the 29th day of April, 2024 on behalf of the Plaintiff, RIVERWALK HOMEOWNERS ASSOCIATION INC, have made levy upon the following described property:

All rights, title and interest of ALEXANDER ANKUDINOV, the within named defendant, to wit:

THE EAST 20 FEET OF THE WEST 36 FEET OF BLOCK 37, PLAT NO. 3 OF RIVERWALK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 63, PAGE 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (ALSO KNOWN AS UNIT 2).

The property may be seen prior to the sale at 6143 RIVERWALK LANE UNIT 2 JUPITER, FL 33458. 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 18th day of June, 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 defendant, ALEXANDER ANKUDINOV, 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 29th day of April, A.D., 2024.

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5/14/2024
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Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division