

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 # 50-2010-CA-015089-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 11th day of September, 2023 in that certain cause wherein, JAMES H. BATMASIAN D/B/A INVESTMENTS LIMITED, Plaintiff and ONE HUNDRED ROC INC, A FLORIDA FORMED CORPORATION AND JAMES CORDARO, PERSONALLY AND INDIVIDUALLY, Defendants, and on the 27th day of October, 2023 on behalf of the Plaintiff, JAMES H. BATMASIAN D/B/A INVESTMENTS LIMITED, have made levy upon the following described property:

All rights, title and interest of ONE HUNDRED ROC INC, A FLORIDA FORMED CORPORATION AND JAMES CORDARO, PERSONALLY AND INDIVIDUALLY, the within named defendants, to wit:

CONDOMINIUM UNIT E, APARTMENT NO. 106 OF BUILDING NO. 3 IN BOCA BAYOU (PHASE ONE), A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN O.R. BOOK 1937, PAGE 144, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED.

The property may be seen prior to the sale at 3 ROYAL PALM WAY #1060 BOCA RATON, FL 33432. 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 **Monday the 18th day of December, 2023**, from 10:00 a.m. to 1:00 pm online at Bid4Assets.com/palmbeachflsheriffsales and will sell to the highest CASH BIDDER FOR CASH IN HAND, all rights, title and interest of said defendant, JAMES CORDARO, PERSONALLY AND INDIVIDUALLY 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 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 27th day of October, A.D., 2023.

PUBLISH: Palm Beach Daily Business Review
11/14/2023
11/21/2023
11/28/2023
12/5/2023

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____ D/S
Jason Kaufman
Civil Process / Fugitive Warrants Division