

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 # 09-007533 COCE**, issued out of the County Court in and for BROWARD County, Florida on the 26th day of September, 2023 in that certain cause wherein, EDWARD DARRAGH, P.A., Plaintiff and IVAN BARATZ, Defendant, and on the 5th day of March, 2024 on behalf of the Plaintiff, EDWARD DARRAGH, P.A., have made levy upon the following described property:

All rights, title and interest of IVAN BARATZ, the within named defendant, to wit:

THE EAST ONE-HALF (E 1/2) OF TRACT 17, BLOCK "B" REPLAT OF LOXAHATCHEE DISTRICT SUBDIVISION, LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

A 100 FOOT WIDE STRIP OF LAND LYING WITHIN THE PLAT OF LOXAHATCHEE GROVES, 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 12, PAGE 29, BEING MORE PARTICULARLY PRESCRIBED AS FOLLOWS:

THAT PORTION OF THE 100 FOOT RAILROAD RIGHT-OF-WAY LYING NORTH OF AND CONTIGUOUS WITH THE NORTH LINE OF TRACT 17, BLOCK B, AS SHOWN ON SAID PLAT, BOUNDED ON THE EAST BY THE NORTHERLY PROLONGATION OF THE EAST LINE OF SAID TRACT 17 AND ON THE WEST BY THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE EAST HALF OF SAID TRACT 17.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 50 FEET OF THE WEST HALF OF LOT 17, BLOCK "B" REPLAT OF LOXAHATCHEE DISTRICT SUBDIVISION, LOXAHATCHEE GROVES, AS RECORDED IN BOOK 15668, PAGE 774.

The property may be seen prior to the sale at 2552 B ROAD LOXAHATCHEE, FL 33470. 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 **Friday the 26th day of April, 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, IVAN BARATZ 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 5th day of March, A.D., 2024.

PUBLISH: Sun Sentinel Media Group
3/22/2024
3/29/2024
4/5/2024
4/12/2024

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division