

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT I, Ric L. Bradshaw, Sheriff of Palm Beach County, Florida, by virtue of 2 separate **Writ of Executions, Case # 50-2017-CP-004439-XXXX-NB**, both issued out of the Circuit Court in and for PALM BEACH County, Florida on the 25th day of April, 2024 in that certain cause wherein, CHARLES T. WEISS, CHARLES T. WEISS, P.A. AND COHEN, NORRIS, WOLMER, RAY, TELEPMAN, BERKOWITZ & COHEN, Plaintiffs and IN RE: ESTATE OF LUKE L. CHOW, DECEASED, Defendant, and on the 30th day of August, 2024 on behalf of the Plaintiff, CHARLES T. WEISS, CHARLES T. WEISS, P.A. AND COHEN, NORRIS, WOLMER, RAY, TELEPMAN, BERKOWITZ & COHEN, have made levy upon the following described property:

All rights, title and interest of the ESTATE OF LUKE L. CHOW, DECEASED and ROSEMARIE FLORES, the within named defendants, to wit:

LOT 22A, WESTWOOD LAKES PLAT NO. 4, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 54, PAGE 135, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

The property may be seen prior to the sale at 12756 WOODMILL DRIVE PALM BEACH GARDENS, FL 33418. 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 23rd day of October, 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, the ESTATE OF LUKE L. CHOW, DECEASED and ROSEMARIE FLORES 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 30th day of August, A.D., 2024.

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9/16/2024
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Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division