

## 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 # CACE19025627**, issued out of the Circuit Court in and for BROWARD County, Florida on the 3rd day of November, 2023 in that certain cause wherein, SIMON ELIMELECH, ET AL, Plaintiff and YSX MANAGEMENT CORPORATION, ET AL, Defendant, and on the 5th day of January, 2024 on behalf of the Plaintiff, SIMON ELIMELECH, ET AL, have made levy upon the following described properties:

All rights, title and interest of JEFFREY COZZI AKA JEFFREY S. COZZI AKA JEFFREY STEVEN COZZI, the within named defendant, to wit:

**PROPERTY #1**

LOT 5, BLOCK 19, OF BLUE HERON PARK PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 244, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PROPERTY #2**

LOT 4, BLOCK 2, BLUE HERON PARK, PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 116, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**PROPERTY #3**

LOTS 71 AND 72, KNOWLES COURT ADDITION, 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 9, PAGE 82.

Property #1 may be seen prior to the sale at 3445 AVENUE F RIVIERA BEACH, FL 33404.

Property #2 may be seen prior to the sale at 237 W 28<sup>TH</sup> STREET RIVIERA BEACH, FL 33404.

Property #3 may be seen prior to the sale at 6000 PINWOOD AVENUE WEST PALM BEACH, FL 33407.

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>.

**Properties to be sold separately.**

Further I shall offer each property for sale **"AS IS", "WHERE IS", AND "SUBJECT"** to all prior liens and encumbrances, if any, and without recourse on **Monday the 11th day of March, 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, JEFFREY COZZI AKA JEFFREY S. COZZI AKA JEFFREY STEVEN COZZI in said properties. 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 properties. Dated at West Palm Beach, Florida, this 17th day of January, A.D., 2024.

**PUBLISH: Sun Sentinel Media Group**  
**2/6/2024**  
**2/13/2024**  
**2/20/2024**  
**2/27/2024**

**Ric L. Bradshaw, Sheriff**  
**PALM BEACH COUNTY, FLORIDA**

**BY: \_\_\_\_\_**  
**Jason Kaufman**  
**Civil Process / Fugitive Warrants Division**