

2nd NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN THAT I, Ric L. Bradshaw, Sheriff of Palm Beach County, Florida, by virtue of the following:

Writ of Execution, Case # 50-2019-CA-014777-XXXX-MB, issued out of the Circuit Court in and for Palm Beach County, Florida on the 22nd day of November, 2019 in that certain cause wherein, FJK TEE JAY LTD, Plaintiff and FREDERICK J. KEITEL, III AKA RICK KEITEL AKA FREDERICK KEITEL AKA FREDERICK KEITEL III AKA FREDERICK J. KEITEL, Defendant,

State of Florida Judgment Lien Certificate #J20000011995, reference Court Case #502013CA004692XXXXMBAI, issued out of the Circuit Court in and for Palm Beach County, Florida on the 2nd day of December, 2014 in that certain cause wherein, Thomas B. D'Agostino Sr., Plaintiff and Frederick J. Keitel III and F.J.K. IV Properties Inc., Defendant.

State of Florida Judgment Lien Certificate #J15000340972, reference Court Case #502013CA004692XXXXMBAI, issued out of the Circuit Court in and for Palm Beach County, Florida on the 20th day of February, 2015 in that certain cause wherein, Thomas B. D'Agostino Sr., Plaintiff and Frederick J. Keitel III and F.J.K. IV Properties Inc., Defendant.

State of Florida Judgment Lien Certificate #J15000926010, reference Court Case #502013CA004692XXXXMBAI, issued out of the Circuit Court in and for Palm Beach County, Florida on the 10th day of April, 2015 in that certain cause wherein, Thomas B. D'Agostino Sr., Plaintiff and Frederick J. Keitel III and F.J.K. IV Properties Inc., Defendant.

State of Florida Judgment Lien Certificate #J17000525446, reference Court Case #502013CA004692XXXXMBAI, issued out of the Circuit Court in and for Palm Beach County, Florida on the 14th day of February, 2017 in that certain cause wherein, Thomas B. D'Agostino Sr., Plaintiff and Frederick J. Keitel III and F.J.K. IV Properties Inc., Defendant.

State of Florida Judgment Lien Certificate #J18000686139, reference Court Case #15-21654 EPK, issued out of the Southern District of Florida Bankruptcy Court on the 11th day of August, 2017 in that certain cause wherein, Thomas B. D'Agostino Sr., Plaintiff and Frederick J. Keitel III, Defendant.

State of Florida Judgment Lien Certificate #J19000786309, reference Court Case #18-MC-80460, issued out of the Southern District of Florida Bankruptcy Court on the 21st day of October, 2019 in that certain cause wherein, Thomas B. D'Agostino, Plaintiff and Frederick J. Keitel III, Defendant.

State of Florida Judgment Lien Certificate #J20000100459, reference Court Case #15-21654 EPK, issued out of the Southern District of Florida Bankruptcy Court on the 24th day of January, 2020 in that certain cause wherein, Richard B. Webber II and ZKS, Plaintiff and Frederick J. Keitel III, Defendant.

AND ON BEHALF of the Plaintiff, FJK TEE JAY LTD, on the 11th day of March, 2020 have made levy upon the following described property:

All rights, title and interest of FREDERICK J. KEITEL, III AKA RICK KEITEL AKA FREDERICK KEITEL AKA FREDERICK KEITEL III AKA FREDERICK J. KEITEL, the within named defendant, to wit:
100% OF THE SHARES OF COMMON STOCK OF F.J.K. IV PROPERTIES, INC., A FLORIDA CORPORATION (the "FJK Common Stock").*

*The sale, transfer and ownership of the FJK Common Stock is subject to the FJK-Tee Jay, Ltd. Agreement of Limited Partnership, effective as of December 30, 1998 ("The LP Agreement").

The LP Agreement provides for certain limitations upon the sale, transfer and ownership of the FJK Common Stock. Specifically, any transfer of the FJK Common Stock is subject to the consent of the other limited partner. The LP Agreement further requires: (i) any approved purchaser shall execute and acknowledge a written acceptance of the provisions of the LP Agreement; and (ii) any approved purchaser succeeds to the Capital Account of FJK IV Properties, Inc.

A copy of the LP Agreement and information concerning the Capital Account of FJK IV Properties, Inc. can be obtained in advance of any Sheriff Sale by contacting counsel for the plaintiff: Eric Christu, Shutts & Bowen LLP - echristu@shutts.com - 561-650-8556.

The property may be seen on the day of and prior to the sale at PBSO Civil Process, Palm Beach County Courthouse, 205 North Dixie Hwy., Room #1.1200, first floor of the Juvenile Courts Building, West Palm Beach, Florida 33401. 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 3rd day of May, 2021, at 11:00 a.m. or as soon as possible thereafter in Room #1.1200, first floor of the Juvenile Courts Building, Palm Beach County Courthouse, 205 North Dixie Hwy., West Palm Beach, Florida, and will sell to the highest CASH BIDDER FOR CASH IN HAND, all rights, title and interest of said defendant, FREDERICK J. KEITEL, III AKA RICK KEITEL AKA FREDERICK KEITEL AKA FREDERICK KEITEL**

III AKA FREDERICK J. KEITEL in said property. At my discretion I reserve the right to withdraw from sale all or part of the property. Dated at West Palm Beach, Florida, this 25th day of March, A.D., 2021.

PUBLISH: **Palm Beach Daily Business Review**
4/1/2021
4/8/2021
4/15/2021
4/22/2021

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____ **D/S**
Keesa McCoy
Court Services Bureau