

## 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 # 502015CC003709XXXXMB**, issued out of the County Court in and for PALM BEACH County, Florida on the 23rd day of January, 2024 in that certain cause wherein, WILLIAM M. WINKEL, Plaintiff and TRACY L. MOBLEY, AND DOUGLAS RILEY, HUSBAND AND WIFE, Defendants, and on the 30th day of April, 2024 on behalf of the Plaintiff, WILLIAM M. WINKEL, have made levy upon the following described property:

All rights, title and interest of TRACY L. MOBLEY, AND DOUGLAS RILEY, HUSBAND AND WIFE, the within named defendants, to wit:

CONDOMINIUM UNIT NO. C 27, OF CROSS CREEK, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 3262, PAGE 1812 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ANY APPURTENANCES THEREON AND AMENDMENTS THERETO, IF ANY.

The property may be seen prior to the sale at 1500 N CONGRESS AVENUE #27C WEST PALM BEACH, FL 33401. 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 21st day of June, 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, TRACY L. MOBLEY, AND DOUGLAS RILEY, HUSBAND AND WIFE 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 April, A.D., 2024.

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

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