

## 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 # 50-2024-CC-013828-XXXXA-NB**, issued out of the County Court in and for PALM BEACH County, Florida on the 31st day of January, 2025 in that certain cause wherein, UNITED CIVIC ORGANIZATION, INC., Plaintiff and CENTURY UTILITIES, INC. AND WINKY UTILITIES, INC., Defendant, and on the 5th day of May, 2025 on behalf of the Plaintiff, UNITED CIVIC ORGANIZATION, INC., have made levy upon the following described property:

All rights, title and interest of CENTURY UTILITIES, INC., the within named defendant, to wit:

CANAL #1

KNOW ALL MEN BY THESE PRESENTS THAT CENTURY VILLAGE, INC, A FLORIDA CORPORATION, OWNER OF THE TRACT OF LAND LYING AND BEING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CENTURY VILLAGE PLAT NO. THREE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 23, BEAR DUE NORTH, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 4158.0 FEET; THENCE, DUE WEST, A DISTANCE OF 50 FEET TO THE NORTHEAST CORNER OF CENTURY VILLAGE PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 194, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE, DUE WEST, ALONG THE NORTH LINE OF SAID PLAT NO. ONE, A DISTANCE OF 1350.0 FEET; THENCE, DUE NORTH, A DISTANCE OF 1177.39 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID SECTION 23; THENCE, SOUTH 89 DEGREES - 53 FEET - 14 INCHES EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1350.0 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT OF WAY LINE OF HAVERHILL ROAD; THENCE, DUE SOUTH, ALONG SAID RIGHT OF WAY LINE, BEING 50 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 1174.70 FEET TO THE POINT OF BEGINNING.

CANAL #2

KNOW ALL MEN BY THESE PRESENTS THAT CENTURY VILLAGE, INC., A FLORIDA CORPORATION, AND DEERFIELD FRONTAGE CORPORATION, A FLORIDA CORPORATION, THE OWNERS OF THE TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CENTURY VILLAGE, PLAT NO. FIVE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID SECTION 23, BEAR DUE NORTH, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 4158.00 FEET; THENCE, DUE WEST, ALONG THE NORTH LINE OF CENTURY VILLAGE, PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 194,

PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1400.00 FEET TO THE POINT OF BEGINNING,

THENCE, CONTINUE DUE WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 600.00 FEET, THENCE, DUE NORTH, A DISTANCE OF 1178.57 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID SECTION 23; THENCE, S 89 DEGREES - 53 FEET - 14 INCHES E, ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 600.00 FEET, THENCE, DUE SOUTH, A DISTANCE OF 1177.39 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF CENTURY UTILITIES, INC. THEIR SUCCESSORS AND ASSIGNS, THE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND/OR DRAINAGE PURPOSES, INCLUDING THE 30 FOOT DRAINAGE R./W. AS SHOWN HEREON, FOR 12TH STREET EXTENSION, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE 30 FOOT ROAD R./W. FOR 12TH STREET EXTENSION.

### CANAL #3

KNOW ALL MEN BY THESE PRESENTS THAT CENTURY VILLAGE, INC., A FLORIDA CORPORATION, OWNER OF THE TRACTS OF LAND LYING AND BEING IN SECTIONS 14 AND 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CENTURY VILLAGE PLAT NO. NINE, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 14.

ALSO, FROM THE SOUTHEAST CORNER OF SAID SECTION 23, BEAR DUE NORTH, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 4158.0 FEET; THENCE, DUE WEST ALONG THE NORTH LINE OF CENTURY VILLAGE PLAT NO. ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 194, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2000.0 FEET TO THE SOUTHWEST CORNER OF CENTURY VILLAGE PLAT NO. FIVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; (P.O.B.)

THENCE, CONTINUE DUE WEST ALONG SAID NORTH LINE, AND ALONG THE NORTH LINE OF TRACT "A", CENTURY VILLAGE PLAT NO. FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 235, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 760.0 FEET TO THE SOUTHEAST CORNER OF TRACT #19 OF SAID CENTURY VILLAGE PLAT NO. FOUR; THENCE, DUE NORTH ALONG THE EAST LINE OF SAID CENTURY VILLAGE PLAT NO. FOUR, AND ALONG THE EAST LINE OF CENTURY VILLAGE PLAT NO. SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1180.01 FEET TO THE NORTHEAST CORNER OF SAID CENTURY VILLAGE PLAT NO. SEVEN; THENCE, S. 89 DEGREES 55 FEET 45 INCHES E., ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 80.22 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 23; THENCE, S. 89 DEGREES 53 FEET 14 INCHES E, CONTINUING ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 679.78 FEET TO THE NORTHWEST CORNER OF SAID CENTURY VILLAGE PLAT NO. FIVE; THENCE, DUE SOUTH ALONG THE WEST LINE OF SAID CENTURY VILLAGE PLAT NO. FIVE, A DISTANCE OF 1178.57 FEET TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF CENTURY UTILITIES, INC., THEIR SUCCESSORS AND ASSIGNS, THE EASEMENTS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, AND/OR DRAINAGE PURPOSES, INCLUDING THE 30 FOOT DRAINAGE RIGHT-OF-WAY AS SHOWN HEREON, FOR 12TH STREET EXTENSION, AND DOES HEREBY DEDICATE TO THE PERPETUAL USE OF THE PUBLIC THE 70 FOOT ROAD RIGHT-OF-WAY FOR 12TH STREET EXTENSION.

CANAL #1 may be seen prior to the sale at 2703 AVON STREET WEST PALM BEACH, FL 33417.

CANAL #2 may be seen prior to the sale AT THE CANAL DIRECTLY TO THE WEST OF CANAL #1.

CANAL #3 may be seen prior to the sale AT THE CANAL DIRECTLY TO THE WEST OF CANAL #2.

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 this property for sale "AS IS", "WHERE IS", AND "SUBJECT" to all prior liens and encumbrances, if any, and without recourse on **Tuesday the 24th day of June, 2025**, 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, CENTURY UTILITIES, INC. 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 May, A.D., 2025.

PUBLISH:      **Sun Sentinel Media Group**  
                    **5/23/2025**  
                    **5/30/2025**  
                    **6/6/2025**  
                    **6/13/2025**

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

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

