

## 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 #4

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. SEVEN, 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 ALONG THE NORTH LINE OF CENTURY VILLAGE PLAT NO. ONE, AND THE NORTH LINE OF TRACT "A" OF CENTURY VILLAGE PLAT NO. FOUR, ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 194, AND PLAT BOOK 28, PAGE 235, RESPECTIVELY, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 3360.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" FOR A POINT OF BEGINNING;

THENCE, DUE SOUTH, ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 80.0 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE, DUE WEST, A DISTANCE OF 210.0 FEET; THENCE, DUE NORTH, A DISTANCE OF 1261.01 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE, S. 89 DEGREES - 55 FEET - 45 INCHES E, ALONG SAID NORTH LINE, A DISTANCE OF 810.0 FEET; THENCE, DUE SOUTH, A DISTANCE OF 599.01 FEET TO THE NORTHEAST CORNER OF TRACT 19 OF SAID CENTURY VILLAGE PLAT NO. FOUR; THENCE, DUE WEST, ALONG THE NORTH LINE OF SAID TRACT 19, A DISTANCE OF 600.0 FEET TO THE NORTHWEST CORNER OF SAID TRACT 19; THENCE, DUE SOUTH, ALONG THE WEST LINE OF SAID TRACT 19, A DISTANCE OF 581.0 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 30 FOOT ROAD RIGHT OF WAY FOR 12TH STREET EXTENSION.

CANAL #5

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. TEN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE BEAR DUE NORTH, ALONG THE EAST LINE OF SAID SECTION 23, A DISTANCE OF 4158.0 FEET; THENCE DUE WEST, A DISTANCE OF 3570.00 FEET TO THE SOUTHWEST CORNER OF TRACT #23, CENTURY VILLAGE PLAT NO. SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 56, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; SAID SOUTHWEST CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE, DUE NORTH, ALONG THE WEST LINE OF SAID CENTURY VILLAGE PLAT NO. SEVEN, A DISTANCE OF 1181.01 FEET TO THE NORTHWEST CORNER OF SAID CENTURY VILLAGE PLAT NO. SEVEN; THENCE, N. 89 DEGREES 55 FEET 45 INCHES W., ALONG THE NORTH LINE OF SAID SECTION 23, A DISTANCE OF 692.54 FEET; THENCE, DUE SOUTH, A DISTANCE OF 1261.87 FEET; THENCE, DUE WEST, A DISTANCE OF 80.01 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 260.0 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES, A DISTANCE OF 453.79 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 10 DEGREES EAST, A DISTANCE OF 299.40 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 970.36 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES, A DISTANCE OF 338.72 FEET TO THE POINT OF TANGENCY; THENCE, S. 10 DEGREES W., A DISTANCE OF 193.90 FEET TO A POINT ON THE BOUNDARY OF TRACT "B" OF CENTURY VILLAGE PLAT NO. EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 57, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE, S. 80 DEGREES E., ALONG SAID BOUNDARY LINE, A DISTANCE OF 472.46 FEET; THENCE, DUE EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 963.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90 DEGREES, A DISTANCE OF 125.66 FEET TO THE POINT OF TANGENCY; THENCE, DUE NORTH, ALONG SAID BOUNDARY LINE, A DISTANCE OF 490.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 40 FEET; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90 DEGREES, A DISTANCE OF 62.83 FEET TO THE POINT OF TANGENCY; THENCE, DUE EAST, ALONG SAID BOUNDARY LINE, A DISTANCE OF 165.0 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE AND SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 90 DEGREES, A DISTANCE OF 125.66 FEET TO THE POINT OF TANGENCY; THENCE, DUE NORTH ALONG SAID BOUNDARY LINE, A DISTANCE OF 520.0 FEET TO THE SOUTH LINE OF TRACT "A" (NORTH DRIVE) OF CENTURY VILLAGE PLAT NO. FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 235, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS; THENCE, DUE WEST, ALONG SAID SOUTH LINE, AND ALONG THE SOUTH LINE OF TRACT "A" (NORTH DRIVE) OF SAID CENTURY VILLAGE PLAT NO. SEVEN, A DISTANCE OF 783.0 FEET TO THE SOUTHWEST CORNER OF SAID CENTURY VILLAGE PLAT NO. SEVEN; THENCE, DUE NORTH, ALONG THE WEST LINE OF SAID CENTURY VILLAGE PLAT NO. SEVEN, A DISTANCE OF 80.0 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 30 FOOT ROAD RIGHT-OF-WAY FOR 12TH STREET EXTENSION.

## CANAL #6

KNOW ALL MEN BY THESE PRESENTS THAT CENTURY VILLAGE, INC., A FLORIDA CORPORATION, OWNER OF THE TRACT OF LAND, LYING AND BEING IN SECTIONS 22 AND 23, TWP. 43 SOUTH, RGE. 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CENTURY VILLAGE PLAT NO. THIRTEEN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.) AT THE SOUTHWEST CORNER OF TRACT #29, CENTURY VILLAGE PLAT NO. TEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 111, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, BEAR DUE NORTH, ALONG THE WEST LINE OF SAID CENTURY VILLAGE PLAT NO. TEN, A DISTANCE OF 1181.87 FEET TO THE NORTH LINE OF SAID SECTION 23; THENCE, N. 89 DEGREES 55 FEET 45 INCHES W., ALONG SAID NORTH LINE, A DISTANCE OF 1098.51 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23; THENCE, S. 0 DEGREES 03 FEET 59 INCHES E., ALONG THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 846.45 FEET; SAID EAST LINE OF SECTION 22, BEING THE EASTERLY RIGHT OF WAY LINE OF FLORIDAS TURNPIKE; THENCE, S. 89 DEGREES 56 FEET 01 INCHES W., CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 46.09 FEET TO A POINT ON A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 8719.37 FEET, AND WHOSE CENTER BEARS N. 86 DEGREES 26 FEET 16 INCHES W.; THENCE, SOUTHERLY, ALONG SAID CURVE AND CONTINUING ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 2 DEGREES 13 FEET 12 INCHES, A DISTANCE OF 337.84 FEET, TO THE NORTHWEST CORNER OF TRACT #33, OF CENTURY VILLAGE PLAT NO. TWELVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 157, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, DUE EAST, ALONG THE NORTH LINE OF SAID TRACT #33, A DISTANCE OF 713.68 FEET; THENCE, S. 6 DEGREES 05 FEET 47 INCHES E., A DISTANCE OF 401.31 FEET TO A POINT IN THE WESTERLY BOUNDARY LINE OF TRACT "A", OF SAID CENTURY VILLAGE PLAT NO. 12; SAID POINT BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 340 FEET, AND WHOSE CENTER BEARS N. 80 DEGREES 00 FEET 00 INCHES E.; THENCE, NORTHERLY AND NORTHEASTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 100 DEGREES, A DISTANCE OF 593.41 FEET TO THE POINT OF TANGENCY; THENCE, DUE EAST, CONTINUING ALONG THE BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 80.01 FEET TO THE POINT OF BEGINNING (P.O.B.).

LESS, HOWEVER, THE "NOT INCLUDED" PARCEL SHOWN HEREON.

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 30 FOOT ROAD RIGHT OF WAY FOR 12TH STREET EXTENSION.

CANAL #4 may be seen prior to the sale AT THE CANAL DIRECTLY TO THE WEST OF CANAL #3.

CANAL #5 may be seen prior to the sale AT THE CANAL DIRECTLY TO THE WEST OF CANAL #4.

CANAL #6 may be seen prior to the sale AT THE CANAL DIRECTLY TO THE WEST OF CANAL #5.

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.

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**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**