

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 # 50-2021-CA-002375-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 10th day of April, 2026 in that certain cause wherein, RAFAEL PEREZ-VALDIVIA AND ASHLEY PEREZ-VALDIVIA, Plaintiff and RP PALM BEACH LLC DBA ROXY'S PUB AND VON ESSELBORN, INC., Defendant, and on the 15th day of April, 2026 on behalf of the Plaintiff, RAFAEL PEREZ-VALDIVIA AND ASHLEY PEREZ-VALDIVIA, have made levy upon the following described property:

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

PROPERTY #1

LOT 18, BLOCK 13 OF THE TOWN OF WEST PALM BEACH, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PROPERTY #2

LOT 17, BLOCK 13, TOWN OF WEST PALM BEACH, ACCORDING TO THE MAP OR PLAT THERETO AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

Property #1 may be seen prior to the sale at 309 CLEMATIS STREET WEST PALM BEACH, FL 33401.

Property #2 may be seen prior to the sale at 313 CLEMATIS STREET 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>.

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 2nd day of June, 2026**, 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, VON ESSELBORN, 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 15th day of April, A.D., 2026.

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5/1/2026
5/8/2026
5/15/2026
5/22/2026

Ric L. Bradshaw, Sheriff
PALM BEACH COUNTY, FLORIDA

BY: _____
Jason Kaufman
Civil Process / Fugitive Warrants Division