

## 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 # 50-2014-CA-007291-XXXX-MB**, issued out of the Circuit Court in and for PALM BEACH County, Florida on the 27th day of January, 2026 in that certain cause wherein, UNIFUND CCR, LLC, Plaintiff and NESTOR VELA, Defendant, and on the 19th day of May, 2026 on behalf of the Plaintiff, RIVER HEIGHTS CAPITAL, LLC, have made levy upon the following described property:

All rights, title and interest of NESTOR VELA, the within named defendant, to wit:

UNIT 2107, THE CONDOMINIUM AT COURTNEY PARK, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 20012, AT PAGE 1197, (AS AMENDED), OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

The property may be seen prior to the sale at 5032 LANTANA ROAD APT 2107 LAKE WORTH, FL 33463. 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 **Tuesday the 14th day of July, 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, NESTOR VELA 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 19th day of May, A.D., 2026.

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

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