

IN THE CIRCUIT COURT OF THE 15TH
JUDICIAL CIRCUIT IN AND FOR
PALM BEACH COUNTY, FLORIDA

CASE NO.: 2018-CA-002317

WALTER E. SAHM and
PATRICIA SAHM

Plaintiffs,

v.

BERNSTEIN FAMILY REALTY, LLC,
BRIAN O'CONNELL, AS SUCCESSOR
PERSONAL REPRESENTATIVE OF
THE ESTATE OF SIMON L. BERNSTEIN;
ALEXANDRA BERNSTEIN, ERIC BERNSTEIN,
MICHAEL BERNSTEIN, MOLLY SIMON,
PAMELA B. SIMON, JILL IANTONI,
MAX FRIEDSTEIN, LISA FRIEDSTEIN,
INDIVIDUALLY AND TRUSTEES OF
THE SIMON L. BERNSTEIN REVOCABLE
TRUST AGREEMENT DATED MAY 20, 2008,
AS AMENDED AND RESTATED;
ELIOT BERNSTEIN, AND CANDICE
BERNSTEIN, INDIVIDUALLY AND AS
NATURAL GUARDIANS OF MINOR
CHILDREN JO., JA. AND D. BERNSTEIN;
AND ALL UNKNOWN TENANTS.

Defendants.

/

ATTORNEY'S AFFIDAVIT OF POST JUDGMENT ADVANCES

STATE OF FLORIDA

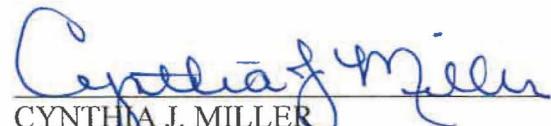
COUNTY OF PALM BEACH

BEFORE ME, the undersigned authority, personally appeared Cynthia J. Miller, Esquire, who, being duly sworn, deposes and says that:

1. My name is Cynthia J. Miller.
2. I am over the age of eighteen (18) years.

3. I am an attorney at the firm of Sweetapple, Broeker & Varkas, P.L., and am a member in good standing of the Florida Bar.
4. Our firm represents Plaintiff, CHARLES REWARD, as Guardian of the person and property of PATRICIA SAHM in the above-described cause.
5. This Affidavit is based upon personal knowledge as to the costs advanced on behalf of Plaintiff.
6. Plaintiff paid a total of **\$210.00** in filing fees to the Clerk of Court for Notices of Sale. (See receipts dated April 8, 2022, March 9, 2023, and March 21, 2025 attached as **Composite Exhibit A.**)
7. Plaintiff has paid a total of **\$2,208.49** for the required publications of the Notice of Sale in the Palm Beach Post: (See **Composite Exhibit B.**)
 - a. April 7, 2022 - \$1,010.43
 - b. March 9, 2023 - \$964.08
 - c. March 11, 2025 - \$233.98
8. On March 27, 2025, the Honorable John J. Parnofielo ordered that the sum of **\$9,293.58**, representing property taxed paid by the Plaintiff would also be included in the costs credited to Plaintiff. (See Order attached as **Exhibit C.**)
9. Therefore, the Plaintiff's total taxable advances are **\$11,712.07**.

FURTHER AFFIANT SAYETH NAUGHT.



CYNTHIA J. MILLER
Florida Bar No. 1007692

The foregoing instrument was sworn to and subscribed before me this 31st day of March, 2025 by CYNTHIA J. MILLER, who is personally known to me produced identification.



Christine Knadle
NOTARY PUBLIC

Christine Knadle
Printed Name of Notary



JOSEPH ABRUZZO

RECEIPT

4419714

CLERK OF THE CIRCUIT COURT & COMPTROLLER
PALM BEACH COUNTY, FLORIDA

Printed On:
04/08/2022 11:41
Page 1 of 1

Receipt Number: 4419714 - Date 04/08/2022 Time 11:41AM			
Received of:	Cynthia J. Miller 4800 N. Federal Highway Suite D306 Boca Raton, FL 33431		
Cashier Name:	ADMIN	Balance Owed:	70.00
Cashier Location:	E-Filing	Total Amount Paid:	70.00
Receipt ID:	10770579	Remaining Balance:	0.00
Division:	AF: Circuit Civil Central - AF(Civil)		
Case# 50-2018-CA-002317-XXXX-MB -- PLAINTIFF/PETITIONER: SAHM, WALTER E			
Item	Balance	Paid	Bal Remaining
Fees	70.00	70.00	0.00
Case Total	70.00	70.00	0.00
Payments			
Type	Ref#	Amount	
EFiling_ACH	3394302	70.00	
Total Received		70.00	
Total Paid		70.00	

How was your service today? Please visit www.mypalmbeachclerk.com/survey or send your feedback to clerkweb@mypalmbeachclerk.com.

For office locations and information about Clerk & Comptroller services:
Visit www.mypalmbeachclerk.com or call (561) 355-2996.

Composite Exhibit A



JOSEPH ABRUZZO

RECEIPT

4807817

CLERK OF THE CIRCUIT COURT & COMPTROLLER
PALM BEACH COUNTY, FLORIDA

Printed On:
03/09/2023 08:02
Page 1 of 1

Receipt Number: 4807817 - Date 03/09/2023 Time 8:02AM

Received of:	Robert A Sweetapple 4800 N. Federal Highway, Suite D306 Boca Raton, FL 33431		
Cashier Name:	ADMIN	Balance Owed:	70.00
Cashier Location:	E-Filing	Total Amount Paid:	70.00
Receipt ID:	11183040	Remaining Balance:	0.00
Division:	AF: Circuit Civil Central - AF(Civil)		

Case# 50-2018-CA-002317-XXXX-MB -- PLAINTIFF/PETITIONER: SAHM, WALTER E

Item	Balance	Paid	Bal Remaining
Fees	70.00	70.00	0.00
Case Total	70.00	70.00	0.00

Payments

Type	Ref#	Amount
EFiling_ACH	6742462	70.00
Total Received		70.00
Total Paid		70.00

How was your service today? Please visit www.mypalmbeachclerk.com/survey or send your feedback to clerkweb@mypalmbeachclerk.com.

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Visit www.mypalmbeachclerk.com or call (561) 355-2996.



JOSEPH ABRUZZO

RECEIPT

5701279

CLERK OF THE CIRCUIT COURT & COMPTROLLER
PALM BEACH COUNTY, FLORIDA

Printed On:
03/12/2025 12:39
Page 1 of 1

Receipt Number: 5701279 - Date 03/12/2025 Time 12:39PM			
Received of:	Robert A Sweetapple 4800 N. Federal Highway, Suite D306 Boca Raton, FL 33431		
Cashier Name:	ADMIN	Balance Owed:	70.00
Cashier Location:	E-Filing	Total Amount Paid:	70.00
Receipt ID:	12143838	Remaining Balance:	0.00
Division:	AO: Circuit Civil Central - AO(Civil)		
Case# 50-2018-CA-002317-XXXX-MB -- PLAINTIFF/PETITIONER: SAHM, WALTER E			
Item	Balance	Paid	Bal Remaining
Fees	70.00	70.00	0.00
Case Total	70.00	70.00	0.00
Payments			
Type	Ref#	Amount	
EFiling_ACH	14308392	70.00	
Total Received		70.00	
Total Paid		70.00	

How was your service today? Please visit www.mypalmbeachclerk.com/survey or send your feedback to clerkweb@mypalmbeachclerk.com.

For office locations and information about Clerk & Comptroller services:
Visit www.mypalmbeachclerk.com or call (561) 355-2996.

Account Number:	740265
Customer Name:	Sweetapple, Broeker & Varkas, P.L.
Customer Address:	Sweetapple, Broeker & Varkas, P.L. 4800 N Federal HWY # 306D Boca Raton FL 33431-3413
Contact Name:	CYNTHIA MILLER
Contact Phone:	
Contact Email:	cmiller@sweetapplelaw.com
PO Number:	

Date:	04/07/2022
Order Number:	7153971
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	109.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
WPB Palm Beach Post	3	04/12/2022 - 04/14/2022	Foreclosure / Sheriff Sales
WPB palmbeachpost.com	3	04/12/2022 - 04/14/2022	Foreclosure / Sheriff Sales

Ad Preview

IN THE CIRCUIT COURT OF THE
15TH JUDICIAL CIRCUIT IN AND
FOR PALM BEACH COUNTY,
FLORIDA
CASE NO.: 50-2018-CA-002317-
XXXX-MB
WALTER E. SAHM and
PATRICIA SAHM
Plaintiffs,
vs.
BERNSTEIN FAMILY REALTY,
LLC,
BRIAN O'CONNELL, AS SUCCE-
SOR
PERSONAL REPRESENTATIVE
OF
THE ESTATE OF SIMON L. BERN-
STEIN;
ALEXANDRA BERNSTEIN, ERIC
BERNSTEIN,
MICHAEL BERNSTEIN, MOLLY
SIMON,
PAMELA B. SIMON, JILL
IANTONI,
MAX FRIEDSTEIN, LISA FRIED-
STEIN,
INDIVIDUALLY AND TRUSTEES
OF
THE SIMON L. BERNSTEIN
REVOCABLE
TRUST AGREEMENT DATED
MAY 20, 2008,
AS AMENDED AND RESTATED;
ELIOT BERNSTEIN, AND
CANDICE
BERNSTEIN, INDIVIDUALLY
AND AS
NATURAL GUARDIANS OF
MINOR
CHILDREN JO., JA. AND D.
BERNSTEIN;
AND ALL UNKNOWN TENANTS.
Defendants.

NOTICE OF FORECLOSURE

SALE
NOTICE OF SALE IS HEREBY
GIVEN pursuant to a Final Judg-
ment of Foreclosure entered on De-
cember 21, 2021, and entered in Case No.
2018CA002317, in the Fifteenth Judi-
cial Circuit, in and for Palm Beach
County, Florida, wherein WALTER
E. SAHM and PATRICIA SAHM
Plaintiffs, vs. BERNSTEIN
FAMILY REALTY, LLC, BRIAN
O'CONNELL, AS SUCCESSOR
PERSONAL REPRESENTATIVE
OF THE ESTATE OF SIMON
BERNSTEIN; ALEXANDRA
BERNSTEIN, ERIC BERNSTEIN,
MICHAEL BERNSTEIN, MOLLY
SIMON, PAMELA B. SIMON, JILL
IANTONI, MAX FRIEDSTEIN,
LISA FRIEDSTEIN, INDIVIDU-
ALLY AND TRUSTEES OF THE
SIMON L. BERNSTEIN REVOC-
ABLE TRUST AGREEMENT
DATED MAY 20, 2008, AS
AMENDED AND RESTATED;
ELIOT BERNSTEIN, AND
CANDICE BERNSTEIN, INDIVIDU-
ALLY AND AS NATURAL
GUARDIANS OF MINOR CHIL-
DREN JO., JA. AND D. BERN-
STEIN; AND ALL UNKNOWN
TENANTS are the Defendants.
Joseph Abruzzo, as the Clerk of the
Circuit Court of Palm Beach County,
Florida, will sell to the highest
bidder, at the cost of
<http://palmbeach.realestateclose.com>
at 10:00 o'clock A.M. on April 20,
2022, the following described prop-
erty as set forth in the Final Judg-
ment, with:
Lot 68, Block G, BOCA MADERA
UNIT 2, according to the Plat
thereof, recorded in Plat Book 32,
Pages 59 and 60, of the Public
Records of Palm Beach County,
Florida.

Any person claiming an interest in
the surplus of the sole, if any, other
than the property owner as of the
date of the lis pendens must file a
claim before the clerk reports the
surplus to the sheriff.

Publish in: Palm Beach Post
SWEETAPPLE, BROEKER &
VARKAS, P.L.

Attorneys for Plaintiff
1000 Federal Hwy, Suite D306
Boca Raton, Florida 33431-3413
Tel.: (561) 392-1230
E-Mail:
leadings@sweetapplelaw.com
By: Robert A. Sweetapple
ROBERT A. SWEETAPPLE, ESQ.
Florida Bar No. 296988
Apr. 12, 13, 14, 2022 #7153971

Account Number:	740265
Customer Name:	Sweetapple, Broeker & Varkas, P.L.
Customer Address:	Sweetapple, Broeker & Varkas, P.L. 4800 N Federal HWY # 306D Boca Raton FL 33431-3413
Contact Name:	CYNTHIA MILLER
Contact Phone:	
Contact Email:	cmiller@sweetapplelaw.com
PO Number:	2018-CA-002317

Date:	03/09/2023
Order Number:	8560151
Prepayment Amount:	\$ 0.00

Column Count:	1.0000
Line Count:	104.0000
Height in Inches:	0.0000

Print

Product	#Insertions	Start - End	Category
WPB Palm Beach Post	3	03/13/2023 - 03/27/2023	Foreclosure / Sheriff Sales
WPB palmbeachpost.com	3	03/13/2023 - 03/27/2023	Foreclosure / Sheriff Sales

Total Order Confirmation	\$964.08
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Ad Preview

IN THE CIRCUIT COURT OF THE
15TH JUDICIAL CIRCUIT IN AND
FOR
PALM BEACH COUNTY, FLORIDA
CASE NO.: 2018-CA-002317
WALTER E. SAHM and
PATRICIA SAHM
Plaintiffs,
v.

BERNSTEIN FAMILY REALTY,
LLC, BRIAN O'CONNELL, AS
SUCCESSOR PERSONAL REPRE-
SENTATIVE OF THE ESTATE OF
SIMON L. BERNSTEIN; ALEXAN-
DRA BERNSTEIN, ERIC BERN-
STEIN, MICHAEL BERNSTEIN,
MOLLY SIMON, PAMELA B.
SIMON, JILL IANTONI, MAX
FRIEDSTEIN, LISA FRIED-
STEIN, INDIVIDUALLY AND
TRUSTEES OF THE SIMON L.
BERNSTEIN REVOCABLE TRUST
AGREEMENT DATED MAY 20,
2008, AS AMENDED AND
RESTATED; ELIOT BERNSTEIN,
AND CANDICE BERNSTEIN,
INDIVIDUALLY AND AS
NATURAL GUARDIANS OF
MINOR CHILDREN JO, JA, AND
D. BERNSTEIN; AND ALL
UNKNOWN TENANTS.
Defendants.

NOTICE OF FORECLOSURE

NOTICE OF SALE IS HEREBY
GIVEN, pursuant to a Final Judgment
of Foreclosure dated December 21, 2021, and Order on Plaintiffs'
Motion to Reset Foreclosure Sale
and Issue Re-Notice of Sale dated
January 10, 2023, entered in Case No.
2018-CA-002317, in the Fifteenth Ju-
dicial Circuit in and for Palm Beach
County, Florida, wherein WALTER
E. SAHM and PATRICIA SAHM are
the Plaintiffs and BERNSTEIN
FAMILY REALTY, LLC, BRIAN
O'CONNELL, AS SUCCESSOR
PERSONAL REPRESENTATIVE
OF THE ESTATE OF SIMON L.
BERNSTEIN; ALEXANDRA
BERNSTEIN, ERIC BERNSTEIN,
MICHAEL BERNSTEIN, MOLLY
SIMON, PAMELA B. SIMON, JILL
IANTONI, MAX FRIEDSTEIN,
LISA FRIEDSTEIN, INDIVIDU-
ALLY AND TRUSTEES OF THE
SIMON L. BERNSTEIN REVOCAB-
LE TRUST AGREEMENT
DATED MAY 20, 2008, AS
AMENDED AND RESTATED;
ELIOT BERNSTEIN, AND
CANDICE BERNSTEIN, INDIVIDU-
ALLY AND AS NATURAL
GUARDIANS OF MINOR CHIL-
DREN JO, JA, AND D. BERN-
STEIN; AND ALL UNKNOWN
TENANTS are the Defendants.
Joseph Abruzzo, as the Clerk of the
Circuit Court of Palm Beach County,
Florida, will sell to the highest
bidder for cash at
<https://palmbeach.reaforeclose.com>
at 10:00 o'clock A.M. on April 4,
2023, the following described prop-
erty as set forth in the Final Judg-
ment, to wit:

Lot 68, Block G, BOCA MADERA
UNIT 2, according to the Plat
thereof, recorded in Plat Book 32,
Pages 59 and 60, of the Public
Records of Palm Beach County,
Florida.

Any person claiming an interest in
the surplus of the sale, if any, other-
than the person owner as of the
date of sale, his or her claim must file a
claim before the clerk reports the
surplus as unclaimed.

Publish in: Palm Beach Post
SWEETAPPLE, BROEKER &
VARKAS, P.L.
Attorneys for Plaintiff
4801 N. Federal Hwy., Suite D306
Boca Raton, Florida 33431-3413
Tel.: (561) 392-1230
E-Mail:
Pleadings@Sweetapplelaw.com
By: /s/ Robert A. Sweetapple
ROBERT A. SWEETAPPLE, ESQ.
CYNTHIA J. MILLER, ESQ.
Florida Bar No. 1007692
Mar. 13, 20, 27, 2023 #8560151

From: [West Palm Beach Legals](#)
To: [Cynthia Miller](#)
Subject: Thank you for placing your order with us.
Date: Tuesday, March 11, 2025 1:40:22 PM

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Palm Beach Post's online Classifieds [HERE](#) to place your legal notices in the future.

Changes and/or cancellations may not be honored up to 2 business days prior to your first publication date.

Job Details

Order Number: **LSAR0257112**
Classification: **Foreclosures / Sheriff Sales**
Package: **Foreclosures**
Additional Options: **1 Affidavit \$0.00**
Base amount: **\$225.00**
Service fee: **\$8.98**
Cash/Check/ACH 
Discount: **-\$0.00**
Total payment: **\$233.98**

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save! In no event are service fees refundable.

Payment Type: **mastercard**

Account Details

Cynthia Miller
4800 North Federal Hwy Ste D306
Boca Raton, FL  33431
561-392-1230
cmiller@sweetapplelaw.com
Sweetapple Broeker & Varkas, PL
Credit Card - mastercard **** 

Schedule for ad number LSAR02571120

Fri Mar 14, 2025
Palm Beach Post **All Zones**
Fri Mar 21, 2025
Palm Beach Post **All Zones**

NOTICE OF FORECLOSURE SALE

NOTICE OF SALE IS HEREBY GIVEN, pursuant to a Final Judgment of Foreclosure dated December 21, 2021, and Order Resetting Foreclosure Sale dated March 7, 2025, entered in Case No. 2018CA002317, in the Fifteenth Judicial Circuit, in and for Palm Beach County, Florida, wherein WALTER E. SAHM and CHARLES REWARD, as Guardian of the Ward, PATRICIA SAHM are the Plaintiffs and BERNSTEIN FAMILY REALTY, LLC, BRIAN O'CONNELL, AS SUCCESSOR PERSONAL REPRESENTATIVE OF THE ESTATE OF SIMON L. BERNSTEIN; ALEXANDRA BERNSTEIN, ERIC BERNSTEIN, MICHAEL BERNSTEIN, MOLLY SIMON, PAMELA B. SIMON, JILL IANTONI, MAX FRIEDSTEIN, LISA FRIEDSTEIN, INDIVIDUALLY AND TRUSTEES OF THE SIMON L. BERNSTEIN REVOCABLE TRUST AGREEMENT DATED MAY 20, 2008, AS AMENDED AND RESTATED; ELIOT BERNSTEIN, AND

CANDICE BERNSTEIN, INDIVIDUALLY AND AS NATURAL GUARDIANS OF MINOR CHILDREN JO., JA. AND D. BERNSTEIN; AND ALL UNKNOWN TENANTS are the Defendants. Joseph Abruzzo, as the Clerk of the Circuit Court of Palm Beach County, Florida, will sell to the highest bidder for cash at <https://palmbeach.realforeclose.com> at 10:00 A.M. on April 14, 2025, the following described property as set forth in the Final Judgment, to wit:

Lot 68, Block G, BOCA MADERA UNIT 2, according to the Plat thereof, recorded in Plat Book 32, Pages 59 and 60, of the Public Records of Palm Beach County, Florida

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

March 14, 21 2025
LSAR0257112

IN THE CIRCUIT COURT OF THE 15TH
JUDICIAL CIRCUIT IN AND FOR
PALM BEACH COUNTY, FLORIDA

CASE NO.: 2018-CA-002317 (AO)

WALTER E. SAHM and
CHARLES REWARD, as Guardian of the Ward,
PATRICIA A. SAHM

Plaintiffs,

v.

BERNSTEIN FAMILY REALTY, LLC,
et al.

Defendants.

/

**ORDER GRANTING PLAINTIFF'S MOTION TO INCLUDE TAXES IN
FORECLOSURE SALE AND REDEMPTION AMOUNT, TO SCHEDULE A VIDEO
INSPECTION PRIOR TO FORECLOSURE SALE AND TO RETAIN ANY EXCESS
FUNDS IN THE COURT REGISTRY**

THIS CAUSE, having come before this Court at hearing on March 27, 2025, and the Court
having reviewed the case file and being otherwise fully advised in the premises, it is hereby:

ORDERED AND ADJUDGED that:

1. Plaintiff's Motion is **GRANTED**.
2. The Clerk is hereby directed to include the sum of \$9,293.58, representing property taxes paid by Plaintiff, in the calculation of costs due to Plaintiff in the foreclosure sale or in any redemption request.
3. A video inspection to memorialize the condition of the property located at 2753 NW 34th Street, Boca Raton, Florida 33434 shall occur at 10:00 a.m. EST on April 10, 2025.

4. Noncompliance or frustration of the video inspection of the property located at 2753 NW 34th Street, Boca Raton, Florida 33434, occurring at 10:00 a.m. EST on April 10, 2025 shall constitute a failure to abide by this Court's March 6, 2025 Order Granting Plaintiff's Motion to Strike Alleged Settlement Agreement (DE #314).
5. The Clerk shall retain any excess funds from the April 14, 2025 foreclosure sale of the subject property in the Court Registry pending further order from this Court.

DONE and ORDERED in chambers in West Palm Beach, Palm Beach County, Florida.



Copies to:
All parties of record