

# COURT ORDERED TRUSTEE SALE

# UNRESERVED AUCTION!!

ON SITE RAIN OR SHINE  
263 S. Dillwyn Road  
Windy Hill Subdivision, Newark, DE

**FRI., JAN. 24<sup>th</sup> 3:30 PM**

#### TRUSTEE'S SALE OF VALUABLE REAL ESTATE

Pursuant to an Order of the Court of Chancery of the State of Delaware, in proceedings to partition: the real estate at 263 South Dillwyn Road, Windy Hill Subdivision, Newark, Delaware 19711 (C.A. No. 2018-0879-MTZ), I will expose by way of Public Auction through Emmert Auction Associates on the premises, in Newark, Delaware, with all improvements thereon:

Tax Map and Parcel #09-163.30-130

A more detailed metes and bounds description may be obtained from the Trustee identified below. January 24, 2020 at 3:30 pm.

#### TERMS OF SALE

This is an Absolute Auction, however, SALE SUBJECT TO CONFIRMATION BY THE COURT OF CHANCERY. A 10% Deposit must be paid by Buyer at the time of sale, with the balance to be paid to Jason C. Powell, Esquire at the law firm of The Powell Firm, LLC, 1201 North Orange Street, Suite 500, Wilmington, Delaware 19801 on or before February 21, 2020. The 10% down payment on the day of sale will be treated as part of the purchase price if all terms are met; otherwise, it will be forfeited for non-compliance and treated as liquidated damages. Buyer shall pay the cost of the Deed preparation and one half (1/2) of all applicable transfer tax. A 3% Buyers Premium will be added to purchase price.

Emmert Auction Associates is conducting the Auction and a preview of the property will occur on January 24, 2020 between 2:30 pm to 3:30 pm. For more information contact Emmert Auction Associates at (302) 227-1433.

Jason C. Powell, Esquire  
The Powell Firm, LLC  
1201 North Orange Street, Suite 500  
Wilmington, Delaware 19801  
302-650-1572

★ **INSPECTION** ★  
★ 1 Hour Prior on ★  
★ Day of Sale ★

★ 4 Bedrooms 2.5 Bathrooms  
★ Full Basement



**AUCTIONEER'S NOTE:** Do not miss this fabulous opportunity to own a 4 bedroom house in a nice community at your price!! This home is being sold unreserved and buyer is responsible for his/her own due diligence. Home being sold AS-IS, WHERE-IS with no warranties or guarantees of any sort.

**DIRECTIONS:** Route 1 North to Exit 3 from I-95 South to DE 273 West, to South Dillwyn Road. Follow Auction Signs!!

*CALL Butch or Will For Private Showing*

**EMMERT AUCTION ASSOCIATES**

*"We Bring Buyer & Seller Together"*

(302) 227-1433 Day • (302) 227-3946 Fax • (302) 542-5026  
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