

COURT ORDERED PARTITION SALE

ABSOLUTE AUCTION!!!

ON SITE RAIN OR SHINE
25907 Starboard Drive
Long Neck Village, Millsboro, DE

FRI., AUG. 21st 3:00 PM

PARTITION SALE: Public Auction by Order of the Court of Chancery of the State of Delaware. Wahlberg v. Naples-Agostino; C.A. No.: 2019-0874-PWG; Sale to be held Friday, August 21, 2020, at 3 pm; Property location: 25907 Starboard Drive, Millsboro, DE 19966, Sussex County Tax District Map Parcel No.: 234-24.00-40.02-115. This improved parcel is identified as Unit No. 115 in Long Neck Village as further described in a deed to the property recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, in Deed Book 2075, Page 204. Notice to Creditors: Pursuant to the Order for Appointment of Trustee and Partition Sale of Real Property, entered in the Court of Chancery on May 18, 2020, in C.A. No.: 2019-0874-PWG, the Trustee shall make a Return of Sale on or before 30 days following the date of Sale. Any person or entity that may have an objection to the sale and/or any person or entity having a claim against either the real property, the Petitioners, Loretta Wahlberg and Cynthia Marie Wahlberg, or the Respondent, Victoria Ann Naples-Agostino, must present their claim to the Trustee or file the same with the Court of Chancery of the State of Delaware, Sussex County, on or before 14 days following the Trustee's Return of Sale, or such claim will be deemed to have been abandoned and the sale will be deemed confirmed without further Order.

Court Appointed Trustee:
Blake W. Carey, Esquire
The Smith Firm, LLC
323D Rehoboth Avenue, Rehoboth Beach, DE 19971

Court of Chancery of the State of Delaware:
Court of Chancery Courthouse
34 The Circle, Georgetown, DE 19947

Auctioneer:
Emmert Auction Associates
PO Box 650, Rehoboth Beach, DE 19971

TERMS OF SALE

This is an Absolute Auction without reserve. However, SALE SUBJECT TO CONFIRMATION BY THE COURT OF CHANCERY. A 10% deposit in cash or certified check with 2 I.D.'s on day of sale with the balance due and payable in 60 days when good unencumbered marketable title will be delivered. Property offered "As-Is", with no guarantees or warranties of any kind. A 3% Buyer's Premium to be added to the final accepted hammer price and collected at closing.

★ **OPEN HOUSE** ★
★ Thur., Aug 13th ★
★ 1 - 3 PM ★
★ 1 Hour Prior on ★
★ Day of Sale ★



- ★ 3 Bedrooms 2 Baths
- ★ "Class C" Home
- ★ No Ground Rent!!
- ★ Low Delaware Taxes
- ★ Central Sewer
- ★ Well Water
- ★ Tax Id: 234-24.00-40.02-115



AUCTIONEER'S NOTE: All COVID-19 mandates will be enforced at the time of any Open House and Auction. Attendees will be required to wear face masks/coverings, will have their temperatures taken electronically, and will be asked to complete a COVID-19 questionnaire regarding symptoms and exposure prior to entrance.

CALL Butch or Will For Private Showing

EMMERT AUCTION ASSOCIATES

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