

OCEAN BLOCK BEACH HOUSE AT AUCTION!!

ON SITE RAIN or SHINE LOT 7
39578 Admiral Road, Bethany Beach, DE

SUN., FEB. 21st 1:00 PM

INDIAN RIVER AND INLAND BAYS



ATLANTIC OCEAN



- ★ 3 Bedrooms 1 Bath House on 60 x 100± ft. Lot
- ★ Would Make a Great Family Beach Home
- ★ Location! Location!! Location!!!
- ★ Low Delaware Taxes
- ★ Walk to the Beach w/Community Access within 100± Feet
- ★ A Short Drive to Indian River Inlet Marina, State Parks to the North and Downtown Bethany Beach to the South
- ★ Great Rental or Investment opportunity
- ★ Improved by a Furnished Beach House on Pilings
- ★ Home Sold "As Is", "Where Is" Condition

PARTITION SALE: Public Auction by Order of the Court of Chancery of the State of Delaware. Libeau v. Fox; C.A. No.: 2020-0868-PWG; Sale to be held Sunday, February 21, 2021, at 1:00 PM; Property location: 39578 Admiral Road, Bethany Beach, DE 19930, Sussex County Tax District Map Parcel No.: 134-5.00-115.00. This improved parcel is identified as Lot No. 7 in Tower Shores 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 1466, Page 1. Notice to Creditors: Pursuant to the Order for Appointment of Trustee and Partition Sale of Real Property, entered in the Court of Chancery on November 17, 2020, in C.A. No.: 2020-0868-PWG, as amended on January 13, 2021, the Trustee shall make a Return of Sale on or before 70 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, Vera Ann Libeau and Elena Aurora Vargas, or the Respondent, Janet M. Fox, 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. Purchaser to pay a 3% Buyers Premium to Emmert Auctions Associates at closing. Home is being sold furnished and in "As Is", "Where Is" condition. Sale subject to confirmation immediately following the auction, as sellers have the right to accept or reject the final bid price, however, it is their intent to sell said property on Auction Day! A 10% deposit to be paid at time of sale to The Smith Firm, LLC.

Blake W. Carey, Esquire
DE Bar I.D. No.: 5145
THE SMITH FIRM, LLC
323D Rehoboth Avenue, Rehoboth Beach, DE 19971
P: 302-875-5595 F: 302-231-2718
carey@vslegal.net www.thesmithfirm.org

AUCTIONEER'S NOTE:

Location! Location!! Location!!! A very short walk to the beach and close to both Bethany Beach, Indian River Inlet and a 10 minute drive to Rehoboth Beach. It is rare that a Ocean Block parcel is offered at Public Auction. What a spot at the Beach!!

OPEN HOUSE

- ★ Sat., Feb. 13th ★
- ★ 1 - 3 pm ★
- ★ Wed. Feb. 17th ★
- ★ 3 - 5 pm ★
- ★ ★ 1 Hour Prior ★
- ★ on Auction Day ★
- Or By Appointment

TAX ID # 134-5.00-115.00

**CALL Butch or Will For
More Details/Private Showing**

EMMERT AUCTION ASSOCIATES

"We Bring Buyer & Seller Together"

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