

COURT ORDERED PARTITION SALE

AUCTION!!!

 **ON SITE RAIN OR SHINE** 
714 W. 38th Street, Wilmington, DE

FRI., MAR. 26th 3:00 PM



BACK



FRONT

PARTITION SALE: Public Auction by Order of the Court of Chancery of the State of Delaware. *Lilly v. Martin*; CA No.: 2020-0140-SEM. Sale to be held Friday, March 26, at 3:00 PM; Property location: 714 W. 38th Street, Wilmington, Delaware 19802, Tax Parcel No.: 26-009.10-021. This improved parcel as further described in a deed to the property recorded in the Office of the Recorder of Deeds, in and for New Castle County, Delaware, in Deed Book R106, Page 132 and subsequently WR124305. Notice to Creditors: Pursuant to the Order for Appointment of Trustee and Partition Sale of Real Property, entered in the Court of Chancery on September 1, 2020, in C.A. No.: 2020-0140-SEM, 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 Petitioner, Jasmine Lilly, or the Respondent, Jacqueline Martin, must present their claim to the Trustee or file the same with the Court of Chancery of the State of Delaware, New Castle 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: Donald L. Gouge, Jr., Esquire, Donald L. Gouge, Jr., LLC, 800 N. King Street, #303, Wilmington, Delaware 19801. Court of Chancery of the State of Delaware, Leonard L. Williams Courthouse, 500 N. King Street, 12th Floor, Wilmington, Delaware 19801. Auctioneer: Emmert Auction Associates, P.O. Box 650, Rehoboth Beach, DE 19971. Purchaser to pay a 4% Buyers Premium to Emmert Auctions Associates at closing. Home is being sold "As Is", "Where Is" condition. Sale subject to confirmation immediately following the Auction, as trustee shall have the right to accept or reject the final bid price, however, it is his intent to sell said property on Auction Day! A 10% deposit to be paid at time of sale to Donald L. Gouge, Jr., LLC.

Donald L. Gouge, Jr., Esquire DE Bar ID No. 2234
DONALD L. GOUGE, JR., LLC
800 N. King Street, #303, Wilmington, DE 19801
P: 302.658.1800x1 F: 302.225.3634 [dgouce@gougelaw.com](mailto:dgouge@gougelaw.com)

- ★ 3 Bedroom
- ★ 1 full & 2 Half Bathrooms
- ★ Off Street Parking
- ★ Brick Exterior
- ★ Finished Basement
- ★ Tax Id: 26-009.10-021
- ★ Lot 22 and Map 009.10

OPEN HOUSE

- ★ Wed, Mar. 24th ★
- ★ 3 - 5 PM ★
- ★ 1 Hour Prior on ★
- ★ Day of Sale ★

195 in Wilmington, DE heading north to RT 202 South Exit. Left on N. Broom Street which becomes Miller Road. Turn right on Lea Blvd. and 1st right onto Franklin Place. Left to 38th St, house is on the right. Home is behind Home Depot on Miller Road.

AUCTIONEER'S NOTE: A 3 bedroom end unit with parking! Home has great potential as a 1st home or rental property. Close to schools, shopping and downtown Wilmington. All this at Auction prices!

CALL Butch or Will For Private Showing



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