

DOVER, DE REAL ESTATE

AUCTION!!!

 ON SITE RAIN OR SHINE 

182 Harvest Grove Trail, Dover, DE
"Hazel Farm" North of Dover, DE

FRI., DEC. 8th 3:00 PM



- ★ 2 Story 2009 Colonial Home
- ★ 4 Bedrooms / 2½ Baths
- ★ Over 2,000± sq. ft. Home
- ★ Central Sewer
- ★ Low Delaware Taxes

AUCTIONEER'S NOTE: Check out this 2 story modern home in a well maintained neighborhood, being sold at Auction, subject to Court of Chancery approval. Sold regardless of price and NO BUYER'S PREMIUM. Purchaser is responsible for his/her own due diligence. Home being sold "As Is", "Where Is" with no warranties or guaranties of any kind.

DIRECTIONS: Traveling north on N. Dupont Hwy. AKA US 13, turn right onto Fast Landing Rd. @ Royal Farms, travel ½ mile, turn left onto Meadow Green Ave, travel 400 ft. to left on Harvest Grove Trail. the house is 900 ft. ahead. Look for Auction Signs.

ABSOLUTE SALE WITHOUT RESERVE!! But Subject to Court of Chancery Approval

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 property of Kristen Marie Martin and Paul Jefferson, III, I will expose by way of public auction through Emmert Auction Associates **on the premises**, in Dover, Kent County, Delaware, with all improvements thereon:

182 Harvest Grove Trail, Dover, DE 19901 aka Lot #93, Hazel Farm, Kent County, State of Delaware.
Tax Map and Parcel # LC-00-037.04-07-33.00-000.

A more detailed metes and bounds description may be obtained from the Trustee identified below.

FRIDAY, DECEMBER 8, 2017 AT 3:00 O'CLOCK P.M.
TERMS OF SALE

This is an absolute auction, however, **SALE SUBJECT TO CONFIRMATION BY THE COURT OF CHANCERY.** A \$10,000.00 Deposit must be paid by Buyer at the time of sale, with the balance to be paid to Raymond E. Tomasetti, Jr., Trustee, at Tomasetti Law, LLC, 1100 Coastal Highway, Unit #3, Fenwick Island, DE 19944 on or before January 6, 2018 at 4:00 P.M. The \$10,000 down payment made on the day of sale will be treated as part of the purchase price if all the 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.

Emmert Auction Associates is conducting the auction and a preview of the property will occur on **Wednesday, November 29, 2017 between 3:00 PM to 5:00PM.** For more information contact Emmert Auction Associates at (302) 227-1433.

Raymond E. Tomasetti, Jr. Esq., Trustee
1100 Coastal Highway, Unit #3, Fenwick Island, DE
19944 (302) 539-3041



CALL Butch or Will For More Details/Private Showing

EMMERT AUCTION ASSOCIATES

"We Bring Buyer & Seller Together"

(302) 227-1433 Day • (302) 227-3946 Fax • (302) 542-5026
emmertauction.com • like us on Facebook!!

OPEN HOUSE

- ★ Wed. Nov. 29th ★
- ★ 3 - 5 pm ★
- ★ 1 Hour Prior on Day of Sale ★

★ **Don't Miss This Sale with NO BUYER'S PREMIUM** ★