

SHERIFF SALE

By virtue of a writ of Levavi Facias, to me directed,
will be exposed to Public sale on:

Tuesday, 19th day of January, 2021

At 9:30 AM & Thereafter

At the Sussex County Sheriff's Office, West Complex, 22215 DuPont Boulevard, Georgetown, Delaware, Georgetown Hundred, Sussex County, State of Delaware, the following described real estate to wit:

Tax Parcel: 233-5.00-189.01

Property Address: 30264 IRON BRANCH ROAD, DAGSBORO, DE 19939
30274 IRON BRANCH ROAD, DAGSBORO, DE 19939

Registration is required for all bidders prior to sale. A \$4,000.00 deposit (Cash or Cashiers/certified check payable to Sheriff of Sussex County) and valid driver's license or photo I.D. are required to register.

TERMS: 20 percent of the purchase money will be demanded on day of sale (The \$4,000.00 Bidder Registration Fee will be credited to the 20% deposit). Cash or Cashier's Check is required. The balance is to be paid on or before 2/15/21. Sale subject to confirmation by the Superior Court on 2/19/21; subject to a 2 1/2 percent Delaware Realty Transfer Tax; 1 1/4 percent to be paid by the Seller and 1 1/4 percent to be paid by the Purchaser; and subject to 1 1/2 percent Sussex County Realty Tax, 3/4 percent to be paid by the Seller and 3/4 percent to be paid by the Purchaser. Any further Transfer Tax is the responsibility of the Purchaser. The Purchaser will be required to pay the cost of the deed. If the Purchaser fails to comply with these terms the percentum paid at the time of sale will be forfeited. Please make checks payable to: Sheriff of Sussex County.

Seized and taken in execution the property of
DOROTHY K. DUKES (2)
and will be sold by
Robert T. Lee, Sheriff