

## SHERIFF SALE

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

**Tuesday, 21st day of November, 2023**

**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: 530-9.00-71.00

Property Address: 301 SOUTH CHURCH STREET, Greenwood, DE 19950

**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 12/18/23. Sale subject to confirmation by the Superior Court on 12/22/23; 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  
**JAMES THOMPSON & CO., INC.**

(7)

and will be sold by

**Robert T. Lee, Sheriff**

# Property Recs

Property Report For:

301 S CHURCH ST  
Greenwood, DE  
19950

Prepared On:

**April 11, 2025**

[Report Link](#)

YOU MAY NOT USE OUR SERVICE OR THE INFORMATION IT PROVIDES TO MAKE DECISIONS ABOUT CONSUMER CREDIT, EMPLOYMENT, INSURANCE OR TENANT SCREENING. BECAUSE ERRORS CAN OCCUR WITH ANY DATA SOURCES, SOME RECORDS MAY NOT BE ACCURATE OR UP TO DATE.

# Owners & Residents

**Alpphatex Llc**

**James Thompson&co Inc**

**James Thompson & Co Inc**


**Valley Mill Holding C Pleasant**

**James Thompson & Company**

**Alphatex Llc**

**Cross & Simon**

# Ownership Timeline

 2023 - Present

## **Alpphatex Llc**

DATE OF PURCHASE

December 2023

PURCHASE PRICE

\$1,600,000

---

 2008 - 2023

## **Valley Mill Holding C Pleasant**

DATE OF PURCHASE

November 2008

---

 N/A - 2008

## **James Thompson & Co Inc**



December 22, 2023

# Sheriffs Deed

INDUSTRIAL • ARMS-LENGTH



## SELLER

Corporation

James Thompson & Co Inc



## BUYER

Limited Liability Company

Alpphatex Llc

106 Willow Rd

---

## COUNTY RECORDS

APN #

530-9.00-71.00

DOCUMENT TYPE

Sheriffs Deed

BOOK

6036

PAGE

165

COUNTY

Sussex

DOCUMENT #

0060360165

INSTRUMENT #

2024000001011

PURCHASE TYPE

Foreclosure

---

## TITLE RECORDS

TRANSACTION ID

1025695121

CODE

26021

## BUYER RECORDS

VESTING CHANGES



October 03, 2019

## Deed Of Trust

COMMERCIAL



### BUYER

James Thompson & Co Inc

301 S Church St Farmington De 199507726

## LENDER DETAILS

MORTGAGE

\$1,360,000

## COUNTY RECORDS

APN #

530-9.00-71.00

DOCUMENT TYPE

Deed Of Trust

COUNTY



# Building Permits

No Building Permits found

## Foreclosures



26/09/2023

### Notice of Sale

USE GROUP  
INDUSTRIAL

USE TYPE  
Industrial (General)

TRUSTEE REF. NUMBER  
23002805

JUDGMENT DATE  
1899-11-30T00:00:00.000Z

JUDGMENT AMOUNT  
\$6,588,446

DATE  
1899-11-30T00:00:00.000Z

RECORDING DATE  
26/09/2023

INSTRUMENT NUMBER  
S23L-07-014

**ORIGINAL LOAN**

INSTRUMENT NUMBER

21664/165

AMOUNT

\$0

MATURITY DATE

1899-11-30T00:00:00.000Z

**AUCTION**

ADDRESS

22215 Dupont Blvd, DUPONT, Georgetown

**LENDER**

NAME

Alphatex LLC

**TRUSTEE**

NAME

CROSS &amp; SIMON



22/07/2023

**Lis Pendens**

USE GROUP

INDUSTRIAL

USE TYPE

Industrial (General)

JUDGMENT DATE

1899-11-30T00:00:00.000Z



JUDGMENT AMOUNT

\$6,522,318

DATE

1899-11-30T00:00:00.000Z

RECORDING DATE

22/07/2023

INSTRUMENT NUMBER

S23L-07-014

---

**ORIGINAL LOAN**

INSTRUMENT NUMBER

21664/165

AMOUNT

\$0

MATURITY DATE

1899-11-30T00:00:00.000Z

---

**LENDER**

NAME

Alphatex LLC

---

**TRUSTEE**

NAME

CROSS & SIMON