

New Castle County Office of the Sheriff



Trinidad Navarro, Sheriff

Louis L. Redding City/County Building
800 N. French Street, 5th Floor
Wilmington, DE 19801
Office: 302-395-8450, Fax: 302-395-8460
www.nccde.org/sheriff

Excess Proceeds from a Sheriff Sales are Released to the Rightful Owner; Woman Receives over \$50,000 from New Castle County

(Wilmington, DE) New Castle County Sheriff Trinidad Navarro has located a Montana woman who is the rightful owner of \$51,579 of excess proceeds as a result of a court-ordered sheriff sale of her home in February 2015.

Janice Hill, formerly from the community of Rambleton Acres, said she was shocked to learn that she is entitled to additional proceeds from the sale of her New Castle home. Based on the original calculations from the law firm which represented the bank that held her mortgage, Ms. Hill was entitled to \$36,485 which was sent to her a few months ago by her attorney. Recently though, the law firm representing the bank contacted the Sheriff's Office to say it had miscalculated the amount that Ms. Hill had owed to satisfy her loan. As a result, an additional \$15,094 was returned to the Sheriff's Office, an amount which will soon be sent to Ms. Hill.

When reached by phone with the good news, Ms. Hill said she knew the call was legitimate, instead of a joke or a hoax, because she remembered the name Navarro as being a police officer when she lived in New Castle County.

Excess proceeds are a result of money remaining after a sheriff sale when all outstanding debt associated with the property has been satisfied. Unfortunately, left over proceeds from sheriff sales are not available to property owners in most cases because other debts, liens or judgements must be paid first.

Over the past four years, Sheriff Navarro has researched hundreds of sheriff sales in search of excess proceeds belonging to the rightful owners. Since the inception of the program, approximately \$200,000 has been returned to former property owners. An additional 1.6 million dollars has been sent directly to the Prothonotary Office and approximately \$140,000 was paid to other parties such as banks, the New Castle County government and the IRS.

Ms. Hill is available to speak to the media via telephone from Montana. Please contact the Sheriff's Office at (302) 395-8450 for details regarding her contact information.

###