

IN THE JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE  
IN AND FOR SUSSEX COUNTY  
COURT NO. 17

COURT ADDRESS:  
23730 SHORTLY ROAD  
GEORGETOWN DE 19947

CIVIL ACTION NO: JP17-23-001748

DELMAR COMMONS LLC VS THE WILD FERN LLC ET AL

**CONSTABLE'S SALE**

Will be exposed to PUBLIC SALE on JULY 30, 2024, 01:00 PM at:

23730 SHORTLY ROAD  
GEORGETOWN DE 19947- PARKING LOT

SUSSEX County, State of Delaware, the following personal property:

2017 FORD EXPLORER- TAG PC187545

Seized and taken in execution as the property of ERIN ROWE, and will be sold for cash.

Anyone claiming an interest in the property to be sold should file a motion with the above noted Justice of the Peace Court requesting a hearing concerning their rights in the distribution of the proceeds. Such motion must be received by the Court prior to or within 15 days following the date of the sale.

JUNE 5, 2024

DATE

BARNETT

Constable

AMOUNT OF SALE: \$ \_\_\_\_\_

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COURT NO. 17

COURT ADDRESS:  
23730 SHORTLY ROAD  
GEORGETOWN DE 19947

CIVIL ACTION NO: JP17-23-001748

DELMAR COMMONS LLC, PLAINTIFF  
VS  
THE WILD FERN LLC, KATHRYN GOSCIEJEW, ERIN ROWE, DEFENDANT

**Plaintiff Parties:**

ATTORNEY FOR PLAINTIFF  
SYSTEM ID: 005605  
JILLIAN M PRATT  
MORTON, VALIHURA & ZERBATO, LL  
3704 KENNETT PIKE  
SUITE 200  
GREENVILLE, DE 19807

PLAINTIFF

SYSTEM ID: @3788703  
DELMAR COMMONS LLC  
3304 OLD CAPITOL TRAIL  
SUITE 100  
WILMINGTON, DE 19808

**Defendant Parties:**

DEFENDANT  
SYSTEM ID: @3788705  
KATHRYN GOSCIEJEW  
730 E POPLAR ST  
SEAFORD, DE 19973

DEFENDANT

SYSTEM ID: @3788706  
ERIN ROWE  
206 CLEARBROOKE BLVD  
SEAFORD, DE 19973

DEFENDANT

SYSTEM ID: @3788704  
THE WILD FERN LLC  
38613 BENRO DRIVE, UNIT 3B  
DELMAR, DE 19940

DEFENDANT

SYSTEM ID: @3788706  
ERIN ROWE  
204 CLEARBROOKE BLVD  
SEAFORD, DE 19973

**Other Case Parties:**

CONSTABLE  
SYSTEM ID: JPBARBRY  
BRYAN BARNETT  
JUSTICE OF THE PEACE 17  
23730 SHORTLY RD  
GEORGETOWN, DE 19947

**IN THE JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE  
IN AND FOR SUSSEX COUNTY  
COURT NO. 17**

**Constable Sale**

Case Number JP17-23-001748

DELMAR COMMONS LLC, PLAINTIFF  
VS  
THE WILD FERN LLC, KATHRYN GOSCIEJEW, ERIN ROWE, DEFENDANT

Sale Date: JULY 30, 2024\_  
Time of Sale: 01:00 PM

	CERT MAIL	REG MAIL	CONSTABLE	E-Flex
Plaintiff Notified:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Defendant Notified:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lienholder Notified:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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**Address Where Parties Were Notified:**

Plaintiff - EFLEX

Defendant - 206 CLEARBROOKE BLVD SEAFORD, DE 19973  
204 CLEARBROOKE BLVD SEAFORD, DE 19973

Lienholder -

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**Name/Address of Locations Where Sale Notices Were Posted:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

Delaware State CourtConnect: <http://courtconnect.courts.delaware.gov>



**IN THE JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE  
IN AND FOR SUSSEX COUNTY  
COURT NO. 17**

**Buyers**

**CIVIL ACTION NO: JP17-23-001748**

**1. Buyer Name** \_\_\_\_\_

Address \_\_\_\_\_

Buyers Number \_\_\_\_\_

Phone Number \_\_\_\_\_

License Number \_\_\_\_\_

Amount of Sale \_\_\_\_\_

Type of Payment \_\_\_\_\_

Item(s) Purchased \_\_\_\_\_

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**2. Buyer Name** \_\_\_\_\_

Address \_\_\_\_\_

Buyers Number \_\_\_\_\_

Phone Number \_\_\_\_\_

License Number \_\_\_\_\_

Amount of Sale \_\_\_\_\_

Type of Payment \_\_\_\_\_

Item(s) Purchased \_\_\_\_\_

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**IN THE JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE  
IN AND FOR SUSSEX COUNTY  
COURT NO. 17**

Buyers

CIVIL ACTION NO: JP17-23-001748

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**3.** Buyer Name

Address

Buyers Number

Phone Number

License Number

Amount of Sale

Type of Payment

Item(s) Purchased

@

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**4.** Buyer Name

Address

Buyers Number

Phone Number

License Number

Amount of Sale

Type of Payment

Item(s) Purchased

@

**IN THE JUSTICE OF THE PEACE COURT OF THE STATE OF DELAWARE  
IN AND FOR SUSSEX COUNTY  
COURT NO. 17**

Buyers

CIVIL ACTION NO: JP17-23-001748

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**5.** Buyer Name

Address

Buyers Number

Phone Number

License Number

Amount of Sale

Type of Payment

Item(s) Purchased

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**6.** Buyer Name

Address

Buyers Number

Phone Number

License Number

Amount of Sale

Type of Payment

Item(s) Purchased

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